



SPACE · DESIGN · ARCHITECTURE

PLH ASHTON

2024-055

23-25 ASHTON AVENUE THE ENTRANCE NSW

P +61 2 4969 3631

E HELLO@SDARCH.COM.AU

A SUITE 1, LEVEL 1, 187 UNION ST, THE JUNCTION NSW 2291

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DRAWING LIST

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SITE LOCATION



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Certificate No. 0012857840

Scan QR code or follow website link for rating details.

Assessor name Leanne Houseman

Accreditation No. 10137

Property Address 23-25 Ashton Avenue, THE ENTRANCE
NSW, 2261

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Version 2025.0



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ISSUE	DESCRIPTION	BY	CHK	DATE
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F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
LEGEND | NOTES |
DRAWING LIST

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD001

ISSUE NO. G

SCALE @A3



BASIX COMMITMENTS

HERA Assessor # 10137		March 2026		CDA Reference: 5442	
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261					
Concept Designs Australia				Ph: 0408864184	
leanne.cdaus@outlook.com					
Thermal Performance Specifications					
External Wall Construction		Insulation	Colour (Solar Absorptance)		Detail
Metal cladding		Vapour barrier + HD R2.5 + 0.2 thermal break	Light/Medium		
Internal Wall Construction		Insulation	Detail		
Plasterboard on studs		None			
Plasterboard on studs		R2.0	Walls between foyers and units		
Party Wall		2 x R2.0 + shaftliner	Between units		
200mm concrete		None	Internal walls Fire Stairs and Lift Wells		
Ceiling Construction		Insulation	Detail		
Plasterboard		R4.0 insulation board	All ceilings adjacent to concrete balconies and roof above		
Roof Construction		Insulation	Colour (Solar Absorptance)		Detail
Concrete		-	Medium		
Floor Construction		Insulation	Covering		
Concrete		R2.0 under first floor to carparking below	Laminate, Carpet and Tiles		
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-007-002	Aluminium framed single clear	6.45	0.64	Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W06, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09	
AWS-068-007	Aluminium framed single clear	6.30	0.76	Fixed windows – except those below	
AWS-058-001	Aluminium framed single clear	6.11	0.55	Louvre windows	
AWS-018-021	Aluminium framed single low e	4.44	0.47	Hinged doors	
AWS-068-008	Aluminium framed single low e 4W03, 4GD01, 5W03, 5GD01, 6GD02,	4.47	0.64	Fixed windows	
AWS-007-028	Aluminium framed single low e 3W10	4.92	0.54	Awning windows – all remaining except	
AWS-011-026	Aluminium framed single low e	4.37	0.60	Sliding doors – except those below	
AWS-008-003	Aluminium framed double low e	3.60	0.52	Awning windows – 3W10	
AWS-013-003	Aluminium framed double low e 1GD04, 1GD06, 1GD08, 2GD04, 2GD06, 2GD08, 2GD09, 3GD06, 3GD08, 4GD04, 4GD06, 5GD04, 5GD06,	3.20	0.57	Sliding doors	
DG-Generic-02A	Aluminium framed double clear	4.20	0.72	Skylights	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.					
Ceiling fans					
1200mm ceiling fans Living Rooms and Bedrooms					
1400mm ceiling fans to Unit 107, Unit 405, Living and Bedroom					
Notes					
External doors to be weather stripped and windows to comply with AS 2047.					
This dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.					
Exhaust fans to be fitted with self-closing dampers as per NCC.					
Insulation specified must be installed in accordance with BCA Volume One.					
In some climate zones, insulation should be installed with due consideration of the condensation and associated interaction with adjoining building materials.					

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
BASIX COMMITMENTS

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD002
ISSUE NO. G
SCALE @A3

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PERMISSIBLE ADJOINING CONTEXT



EXISTING CONTEXT

**Certificate No. 0012857840**
Scan QR code or follow website link for rating details.

Assessor name Leanne Houseman
Accreditation No. 10137
Property Address 23-25 Ashton Avenue, THE ENTRANCE
NSW, 2261



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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
3D PERSPECTIVES -
SHEET 1

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD003
ISSUE NO. G
SCALE @A3





PERMISSIBLE ADJOINING CONTEXT



EXISTING CONTEXT

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Assessor name Leanne Houseman
Accreditation No. 10137
Property Address 23-25 Ashton Avenue, THE
ENTRANCE
NSW,2261
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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
3D PERSPECTIVES -
SHEET 2

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD004
ISSUE NO. G
SCALE @A3





PERMISSIBLE ADJOINING CONTEXT



EXISTING CONTEXT



DENOTES ADJOINING DWELLING AND SHED PROPOSED TO BE DEMOLISHED UNDER MODIFIED APPROVAL - DA/557/2022A (18 CAMPBELL AVENUE)



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PROJECT
 PLH ASHTON

CLIENT
 PACIFIC LINK HOUSING

DRAWING
 3D PERSPECTIVES -
 SHEET 3

PROJECT NO.
 2024-055

LOCATION
 23-25 ASHTON AVENUE THE ENTRANCE
 NSW

DRAWING NO. **ISSUE NO.** **SCALE**
 DD005 G @A3



HOUSING SEPP PERMISSIBLE
MAXIMUM BUILDING HEIGHT

PERMISSIBLE BUILDING
ENVELOPE (LEP & DCP)

50% ENCROACHMENT
ALLOWED AS PER CCDCP CHAPTER
4.6 THE ENTRANCE PENINSULA

PERMISSIBLE BUILDING
ENVELOPE UNDER CCLEP

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

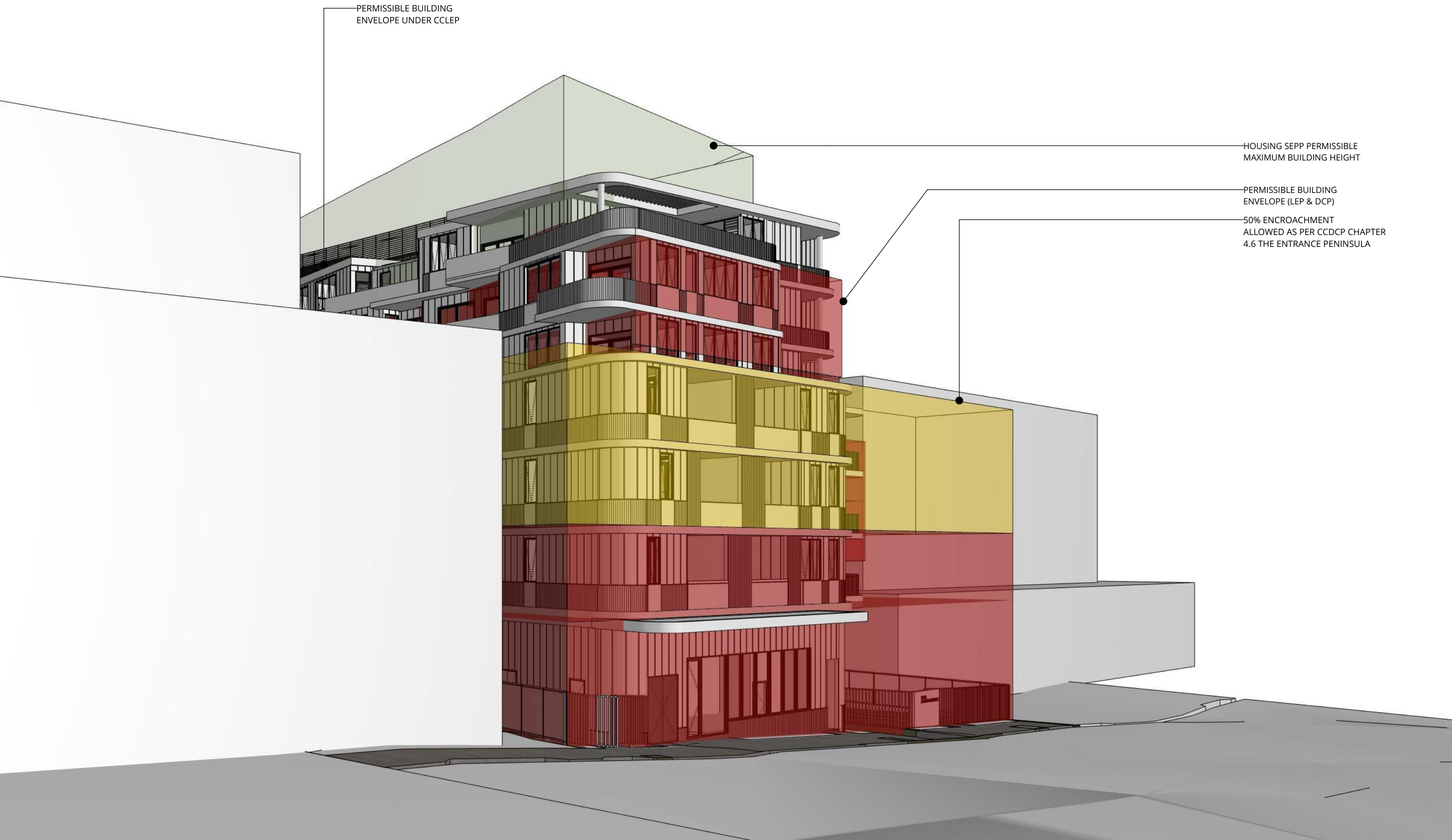
DRAWING
BUILDING ENVELOPE -
NORTH

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD006
ISSUE NO. G
SCALE @A3





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G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
BUILDING ENVELOPE - EAST

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE NSW

DRAWING NO. DD007
ISSUE NO. G
SCALE 1:208.33 @A3



PLH ASHTON
Development Summary

Existing GFA Total		0.00
Site Area m² (By Calculation)		2331.9
FSR		2.75:1
Maximum GFA m²		6412.73
Proposed GFA m²		3787.86
Proposed FSR		1.62:1
Apartment Mix		
1 BED		30 60%
2 BED		20 40%
		50 100%
Affordable Units		
1 BED		18 60%
2 BED		12 40%
		30 60%
		1807.18

Apartment #	101	102	103	104	105	106	107	108	109	110	111	TOTAL	11
Type	2 BED	2 BED	1 BED ACC.	1 BED	1 BED	2 BED	2 BED	2 BED	1 BED	1 BED	2 BED		
Min. Internal Area Required (ADG) m²	70	70	50	50	50	70	70	70	50	50	70		
Proposed Internal Area m²	72.99	72.75	52.17	51.89	50.71	75.32	74.78	71.03	51.45	50.39	70.13	TOTAL	693.61
Min. Balcony Area Required (ADG) m²	10	10	8	8	8	10	10	10	8	8	10		
Balcony Size Provided m²	10.52	12.07	8.00	9.03	13.98	11.36	11.36	10.20	8.75	8.27	10.02	TOTAL	113.56
Min. Storage Area Required (ADG) m³	8	8	6	6	6	8	8	8	6	6	8		
Storage Provided m³	8.09	8.88	6.34	6.02	6.07	8.10	8.10	9.79	6.05	6.05	8.41		
Storage-Apartment m³	5.65	8.88	3.87	3.32	3.20	5.08	5.08	7.91	6.05	6.05	6.05		
Storage-Apartment %	70%	100%	61%	55%	53%	63%	63%	81%	100%	100%	72%		
Storage-Storage Room m³	2.44	0.00	2.47	2.70	2.87	3.02	3.02	1.88	0.00	0.00	2.36		
Storage-Storage Room %	30%	0%	39%	45%	47%	37%	37%	19%	0%	0%	28%		
Solar Access (hours, 9am - 3pm)	3+	3+	X	X	X	<1	3+	3+	3+	3+	3+		
Solar Access Compliant (ADG)	1	1	X	X	X	X	1	1	1	1	1	TOTAL	7 64%
Cross Ventilation	1	1	X	X	1	1	1	1	X	X	1	TOTAL	7 64%

Apartment #	201	202	203	204	205	206	207	208	209	210	211	TOTAL	11
Type	2 BED	2 BED	1 BED ACC.	1 BED	1 BED	1 BED	1 BED	2 BED	1 BED	1 BED	2 BED		
Min. Internal Area Required (ADG) m²	70	70	50	50	50	50	50	70	50	50	70		
Proposed Internal Area m²	72.99	72.75	51.98	51.89	50.67	59.76	59.76	71.03	51.45	50.39	70.13	TOTAL	662.80
Min. Balcony Area Required (ADG) m²	10	10	8	8	8	8	8	10	8	8	10		
Balcony Size Provided m²	10.54	12.13	9.18	9.03	13.98	11.60	11.60	10.20	8.73	8.27	10.02	TOTAL	115.28
Min. Storage Area Required (ADG) m³	8	8	6	6	6	6	6	8	6	6	8		
Storage Provided m³	8.09	8.88	6.17	6.21	6.09	6.77	5.92	9.79	6.05	6.05	8.35		
Storage-Apartment m³	5.65	8.88	3.87	3.32	3.20	0.99	0.99	7.91	6.05	6.05	6.05		
Storage-Apartment %	70%	100%	63%	53%	53%	15%	17%	81%	100%	100%	72%		
Storage-Storage Room m³	2.44	0.00	2.30	2.89	2.89	5.78	4.93	1.88	0.00	0.00	2.30		
Storage-Storage Room %	30%	0%	37%	47%	47%	85%	83%	19%	0%	0%	28%		
Solar Access (hours, 9am - 3pm)	3+	3+	X	X	<1	<1	3+	3+	3+	3+	3+		
Solar Access Compliant (ADG)	1	1	X	X	X	X	1	1	1	1	1	TOTAL	7 64%
Cross Ventilation	1	1	X	X	1	1	1	1	X	X	1	TOTAL	7 64%

Apartment #	301	302	303	304	305	306	307	308	309	TOTAL	9
Type	2 BED	2 BED	1 BED ACC.	1 BED	1 BED	2 BED	1 BED	1 BED	2 BED		
Min. Internal Area Required (ADG) m²	70	70	50	50	50	70	50	50	70		
Proposed Internal Area m²	72.99	72.75	52.17	51.84	51.71	71.03	51.45	50.39	70.13	TOTAL	544.46
Min. Balcony Area Required (ADG) m²	10	10	8	8	8	10	8	8	10		
Balcony Size Provided m²	10.54	12.05	8.00	9.03	13.98	10.21	8.75	8.27	10.02	TOTAL	90.85
Min. Storage Area Required (ADG) m³	8	8	6	6	6	8	6	6	8		
Storage Provided m³	8.12	8.88	6.23	6.21	6.06	9.79	6.05	6.05	8.94		
Storage-Apartment m³	5.65	8.88	3.87	3.32	3.20	7.91	6.05	6.05	6.05		
Storage-Apartment %	70%	100%	62%	53%	53%	81%	100%	100%	68%		
Storage-Storage Room m³	2.47	0.00	2.36	2.89	2.86	1.88	0.00	0.00	2.89		
Storage-Storage Room %	30%	0%	38%	47%	47%	19%	0%	0%	32%		
Solar Access (hours, 9am - 3pm)	3+	3+	X	<1	<1	3+	3+	3+	3+		
Solar Access Compliant (ADG)	1	1	X	X	1	1	1	1	1	TOTAL	6 67%
Cross Ventilation	1	1	X	X	1	1	X	X	1	TOTAL	5 56%

Apartment #	401	402	403	404	405	406	407	TOTAL	7
Type	2 BED	1 BED ACC.	1 BED	1 BED	1 BED	2 BED	1 BED		
Min. Internal Area Required (ADG) m²	70	50	50	50	50	70	50		
Proposed Internal Area m²	71.06	52.17	52.05	50.71	52.40	71.03	52.92	TOTAL	402.91
Min. Balcony Area Required (ADG) m²	10	8	8	8	8	10	8		
Balcony Size Provided m²	10.37	8.00	9.03	13.98	11.11	10.13	10.07	TOTAL	72.69
Min. Storage Area Required (ADG) m³	8	6	6	6	6	8	6		
Storage Provided m³	8.27	6.31	6.21	6.09	6.11	8.12	7.91		
Storage-Apartment m³	8.27	3.87	3.32	3.20	4.26	8.12	5.19		
Storage-Apartment %	100%	61%	53%	53%	70%	100%	66%		
Storage-Storage Room m³	0.00	2.44	2.89	2.89	1.85	0.00	2.72		
Storage-Storage Room %	0%	39%	47%	47%	30%	0%	34%		
Solar Access (hours, 9am - 3pm)	3+	X	<1	<1	3+	3+	3+		
Solar Access Compliant (ADG)	1	X	X	X	1	1	1	TOTAL	4 57%
Cross Ventilation	1	X	X	1	1	1	1	TOTAL	5 71%

Apartment #	501	502	503	504	505	506	507	TOTAL	7
Type	2 BED	1 BED ACC.	1 BED	1 BED	1 BED	2 BED	1 BED		
Min. Internal Area Required (ADG) m²	70	50	50	50	50	70	50		
Proposed Internal Area m²	71.22	52.17	52.42	50.71	52.40	71.60	52.92	TOTAL	403.44
Min. Balcony Area Required (ADG) m²	10	8	8	8	8	10	8		
Balcony Size Provided m²	10.37	8.00	9.03	13.98	11.11	10.13	10.07	TOTAL	72.69
Min. Storage Area Required (ADG) m³	8	6	6	6	6	8	6		
Storage Provided m³	8.27	6.34	6.89	6.09	6.11	8.12	7.04		
Storage-Apartment m³	8.27	3.87	3.32	3.20	4.26	8.12	5.19		
Storage-Apartment %	100%	61%	48%	53%	70%	100%	74%		
Storage-Storage Room m³	0.00	2.47	3.57	2.89	1.85	0.00	1.85		
Storage-Storage Room %	0%	39%	52%	47%	30%	0%	26%		
Solar Access (hours, 9am - 3pm)	3+	X	<1	<1	3+	3+	3+		
Solar Access Compliant (ADG)	1	X	X	X	1	1	1	TOTAL	4 57%
Cross Ventilation	1	X	X	1	1	1	1	TOTAL	5 71%

Apartment #	601	602	603	604	605	TOTAL	5
Type	1 BED	2 BED	1 BED	1 BED	2 BED		
Min. Internal Area Required (ADG) m²	50	70	50	50	70		
Proposed Internal Area m²	52.91	71.62	54.30	52.10	74.58	TOTAL	305.51
Min. Balcony Area Required (ADG) m²	8	10	8	8	10		
Balcony Size Provided m²	18.01	20.84	8.02	8.34	10.07	TOTAL	65.28
Min. Storage Area Required (ADG) m³	6	8	6	6	8		
Storage Provided m³	6.64	8.31	6.01	6.05	8.39		
Storage-Apartment m³	6.34	4.73	1.06	4.20	4.81		
Storage-Apartment %	95%	57%	18%	69%	57%		
Storage-Storage Room m³	0.00	3.58	4.95	1.85	3.58		
Storage-Storage Room %	0%	43%	82%	31%			
Solar Access (hours, 9am - 3pm)	3+	3+	3+	3+	3+		
Solar Access Compliant (ADG)	1	1	1	1	1	TOTAL	5 100%
Cross Ventilation	X	1	1	X	1	TOTAL	3 60%

Denotes apartment receiving solar access via functional methods - to be addressed through Design Report			
TOTAL DWELLINGS	50		
TOTAL SOLAR ACCESS COMPLIANT DWELLINGS	33	66%	70%
TOTAL CROSS VENTILATION COMPLIANT DWELLINGS	32	64%	60%
TOTAL INTERNAL M²	3012.73		
TOTAL BALCONY M²	530.35		

WASTE GENERATION

APT		RECYCLING	GREEN	GENERAL
1 BED		80	25	80
2 BED		100	25	100
1 BED	30	2400	750	2400
2 BED	20	2000	500	2000
Per Week Total		4400	1250	4400
1100L Bins		2.00		2.00
240L Bins			6.00	6.00
OFFICE	per day	15		10
	per week	75		50
	240L	1		1

Figures are Litres per week - determined from CCC Waste Generation Rates (DA Guidelines-Resource & Waste Management Planning)

Multi-unit Residential Developments*	Commingled Recycling	Food & Garden Disposal	Residual Materials & Waste
1 Bedroom Apartment or Studio	80	25	80
2 Bedroom Apartment	100	25	100
3 Bedroom Apartment or greater	120	50	120

* This assumes a 7L kitchen caddy for food preparation and food scraps is emptied 3 times per week. In addition to food waste there may also be organic waste generated from the maintenance of ornamental gardens and pot plants.
The waste generation rates above provide a guide only and are in line with the EPA Better Practice Guide for Resource Recovery in Residential Developments 2019.

Waste Collection Twice per Week

Hotels	Per number of guest rooms ⁽¹⁾	5	10
Offices	Per 100m ² floor space ⁽²⁾	15	10
Restaurants	Per 100m ² floor space	280	400

(1) Floor space that is used for staff activities (e.g. exclude lobby areas)

BICYCLE STORAGE			
CCC Requirements (RFB) = 1 space per 12 dwellings - Short Term			
CCC Requirements (RFB) = 1 space per 5 dwellings - Long Term			
TOTAL REQUIRED			
PARKING RATES			
Affordable Housing Dwellings			
Containing 1 bedroom			
Containing 2 bedrooms			
Dwellings (Not used for Affordable Housing)			
Containing 1 bedroom			
Containing 2 bedrooms			
Commercial Tenancy			
TOTAL REQUIRED			

PARKING RATES			
Affordable Housing Dwellings			
Containing 1 bedroom			
Containing 2 bedrooms			
Dwellings (Not used for Affordable Housing)			
Containing 1 bedroom			
Containing 2 bedrooms			
Commercial Tenancy			
TOTAL REQUIRED			

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
DEVELOPMENT
SUMMARY

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

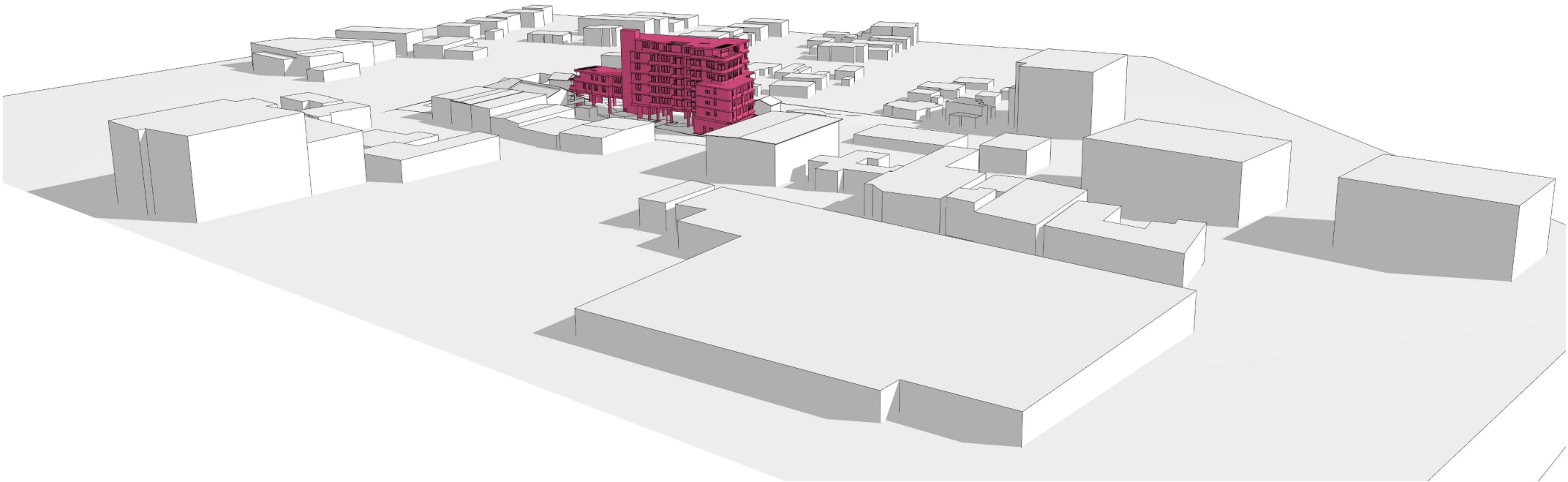
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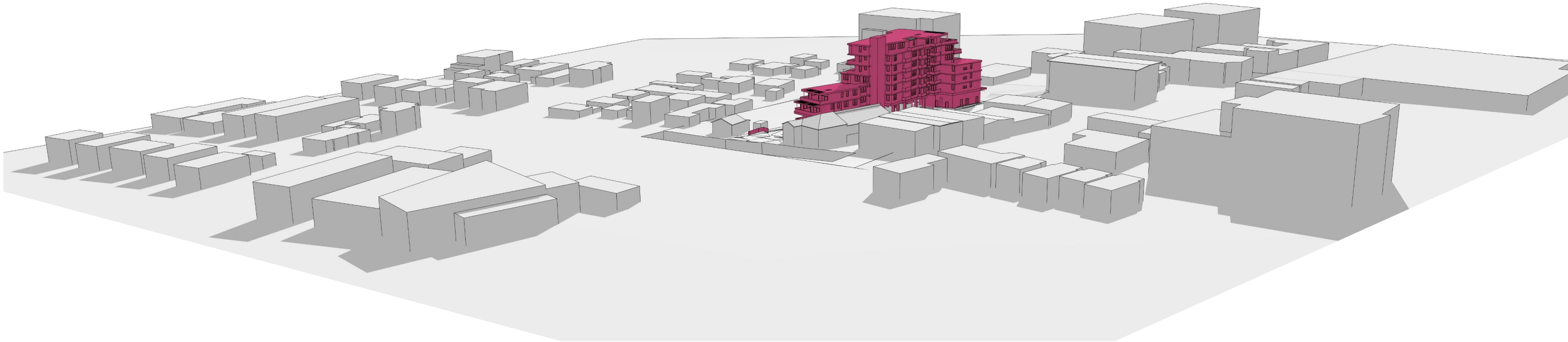
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EXISTING SURROUNDING CONTEXT AND SCALE - LOOKING NORTH EAST



EXISTING SURROUNDING CONTEXT AND SCALE - LOOKING SOUTH-EAST

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

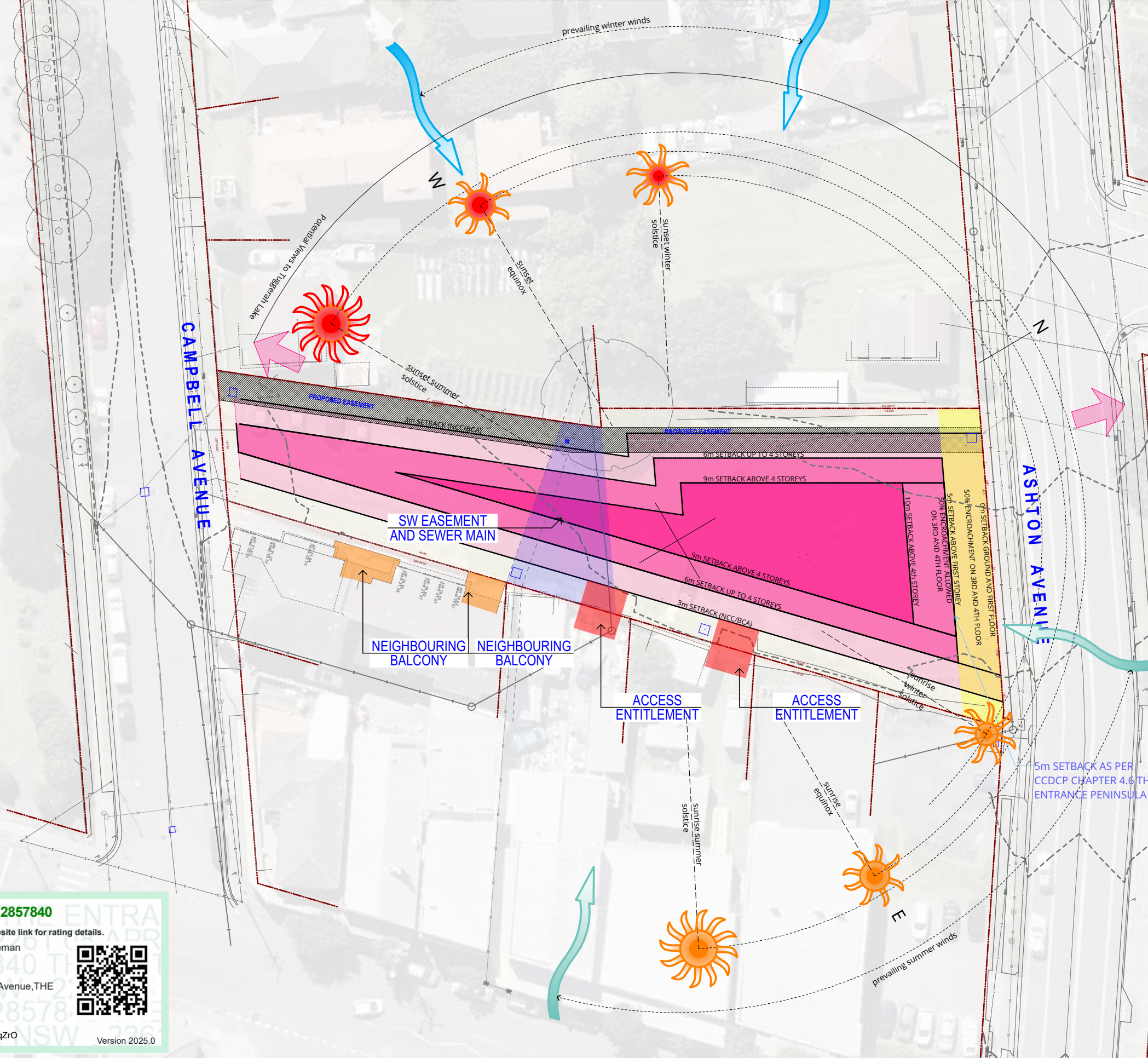
DRAWING
SURROUNDING
CONTEXT AND SCALE

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

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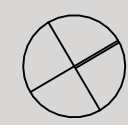




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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SITE ANALYSIS PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE NSW

DRAWING NO. DD100
ISSUE NO. G
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SITE PLAN
1:500

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GRAPHIC LEGEND
LANDSCAPING

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

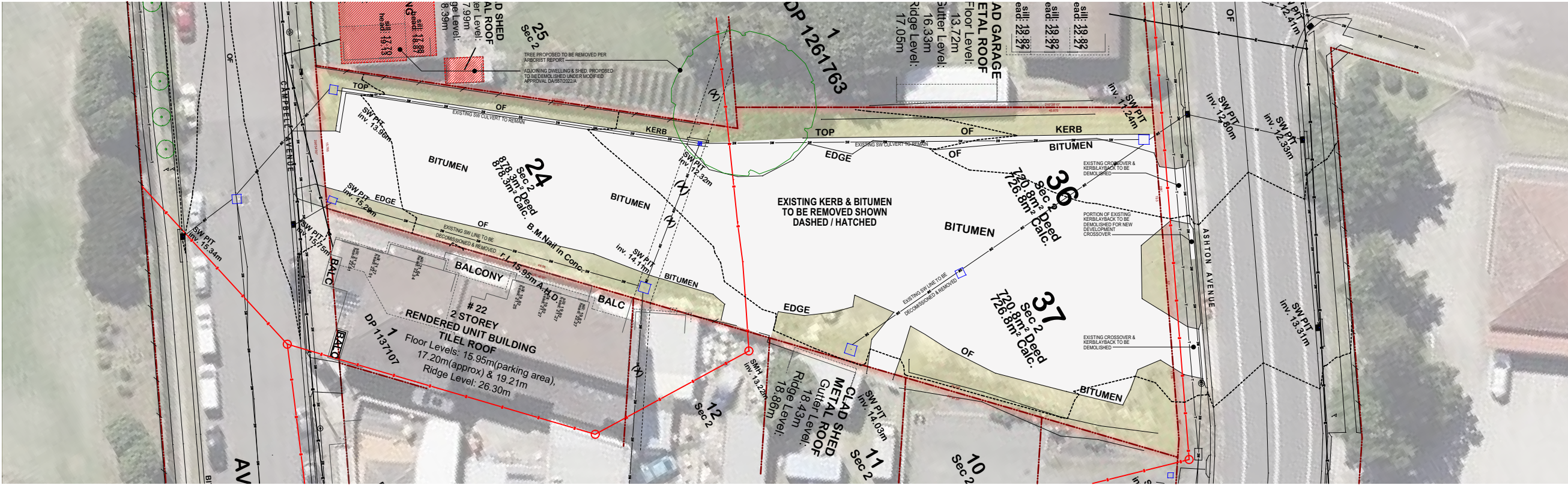
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PROJECT NO.
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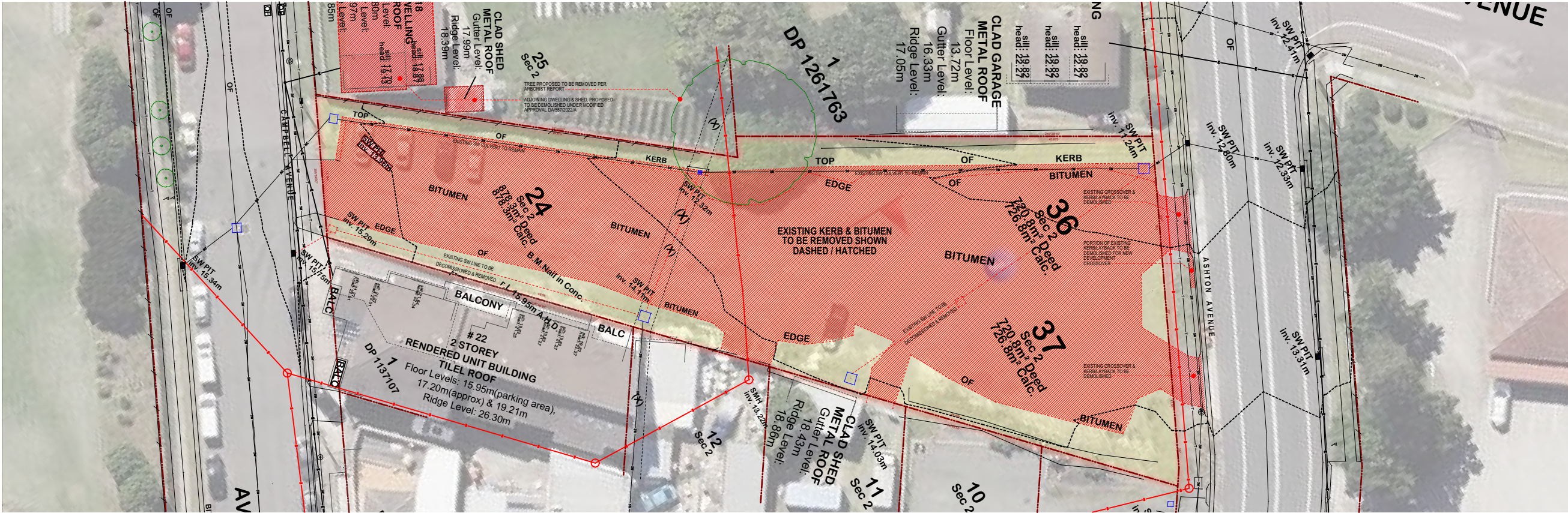
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EXISTING SITE PLAN
1:500



SITE DEMOLITION PLAN
1:500

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ITEM(S) TO BE DEMOLISHED



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G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
EXISTING | DEMOLITION
SITE PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD102

ISSUE NO.
G

SCALE
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LEGEND
FEN1 - 1800h COLORBOND FENCE
FEN2 - 1800h PALISADE STYLE FENCE

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

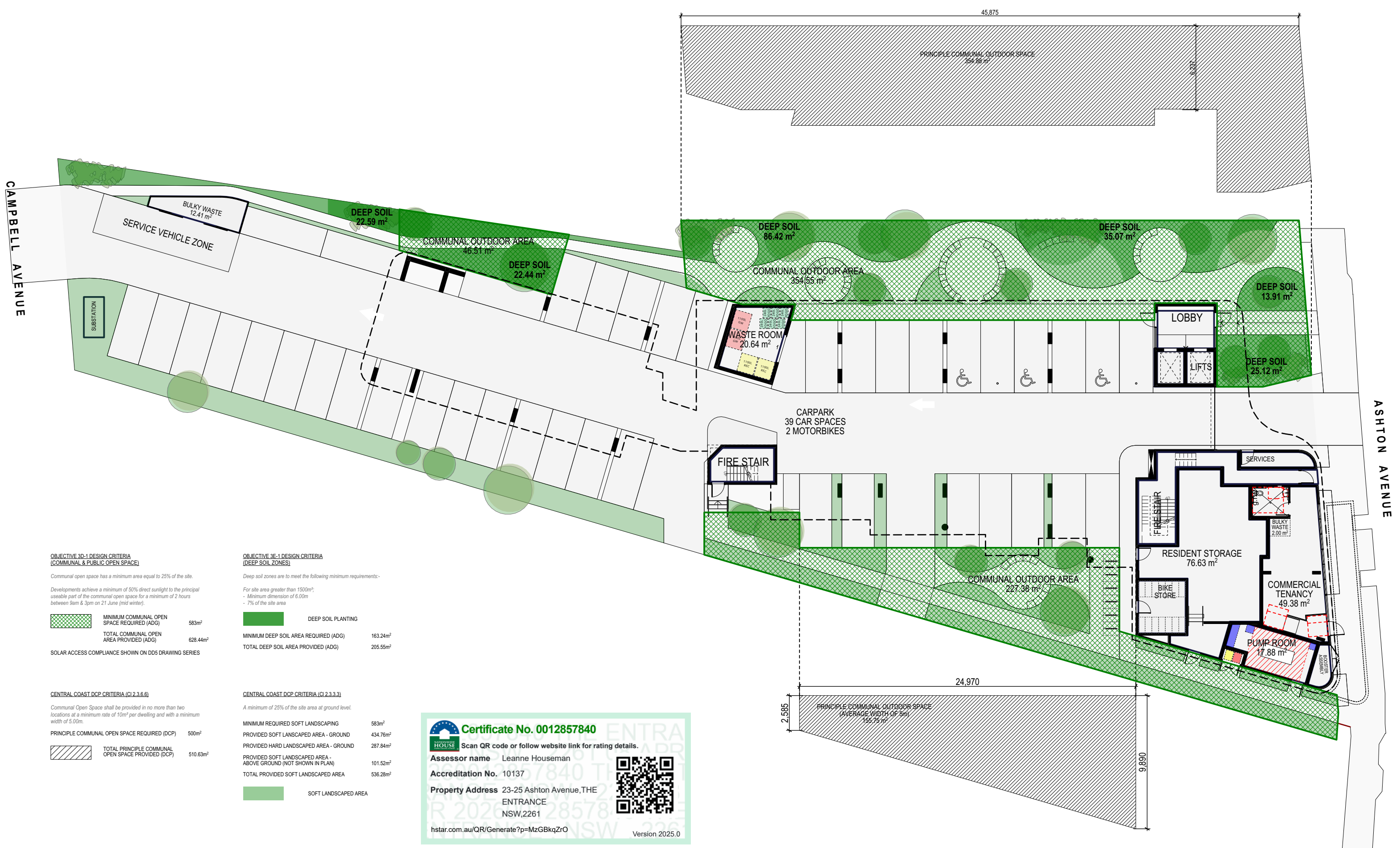
DRAWING
EXTERNAL PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
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ISSUE NO. H
SCALE 1:250@A3

SDA
SPACE DESIGN ARCHITECTURE



**OBJECTIVE 3D-1 DESIGN CRITERIA
(COMMUNAL & PUBLIC OPEN SPACE)**

Communal open space has a minimum area equal to 25% of the site.

Developments achieve a minimum of 50% direct sunlight to the principal useable part of the communal open space for a minimum of 2 hours between 9am & 3pm on 21 June (mid winter).

	MINIMUM COMMUNAL OPEN SPACE REQUIRED (ADG)	583m ²
	TOTAL COMMUNAL OPEN AREA PROVIDED (ADG)	628.44m ²

SOLAR ACCESS COMPLIANCE SHOWN ON DD5 DRAWING SERIES

CENTRAL COAST DCP CRITERIA (CI 2.3.6.6)

Communal Open Space shall be provided in no more than two locations at a minimum rate of 10m² per dwelling and with a minimum width of 5.00m.

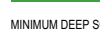
PRINCIPLE COMMUNAL OPEN SPACE REQUIRED (DCP)

	TOTAL PRINCIPLE COMMUNAL OPEN SPACE PROVIDED (DCP)	510.63m ²
--	--	----------------------

**OBJECTIVE 3E-1 DESIGN CRITERIA
(DEEP SOIL ZONES)**

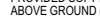
Deep soil zones are to meet the following minimum requirements:-

For site area greater than 1500m²;
- Minimum dimension of 6.00m
- 7% of the site area

	DEEP SOIL PLANTING	
	MINIMUM DEEP SOIL AREA REQUIRED (ADG)	163.24m ²
	TOTAL DEEP SOIL AREA PROVIDED (ADG)	205.55m ²

CENTRAL COAST DCP CRITERIA (CI 2.3.3.3)

A minimum of 25% of the site area at ground level.

	MINIMUM REQUIRED SOFT LANDSCAPING	583m ²
	PROVIDED SOFT LANDSCAPED AREA - GROUND	434.76m ²
	PROVIDED HARD LANDSCAPED AREA - GROUND	287.84m ²
	PROVIDED SOFT LANDSCAPED AREA - ABOVE GROUND (NOT SHOWN IN PLAN)	101.52m ²
	TOTAL PROVIDED SOFT LANDSCAPED AREA	536.28m ²

	SOFT LANDSCAPED AREA	
---	----------------------	--

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E	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
LANDSCAPE &
COMMUNAL AREA PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD104

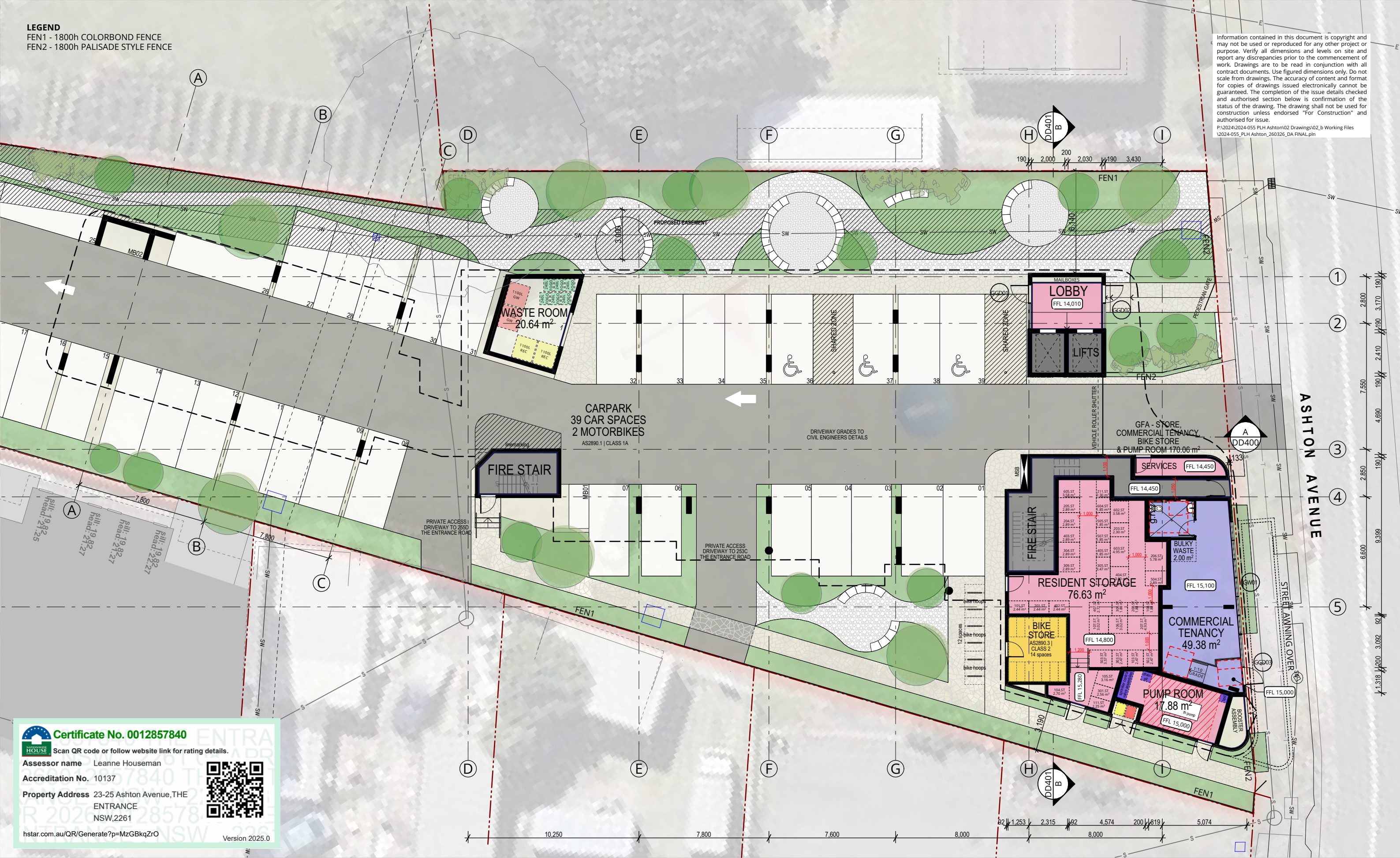
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LEGEND
FEN1 - 1800h COLORBOND FENCE
FEN2 - 1800h PALISADE STYLE FENCE

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J	FOR APPROVAL	JC	JC	26/03/2026
K	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GROUND FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD200

ISSUE NO.
K

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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
FIRST FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
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DD201

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I	FOR APPROVAL	JC	JC	26/03/2026
J	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SECOND FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
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DRAWING NO.
DD202

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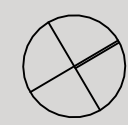
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PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
THIRD FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
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NSW

DRAWING NO.
DD203

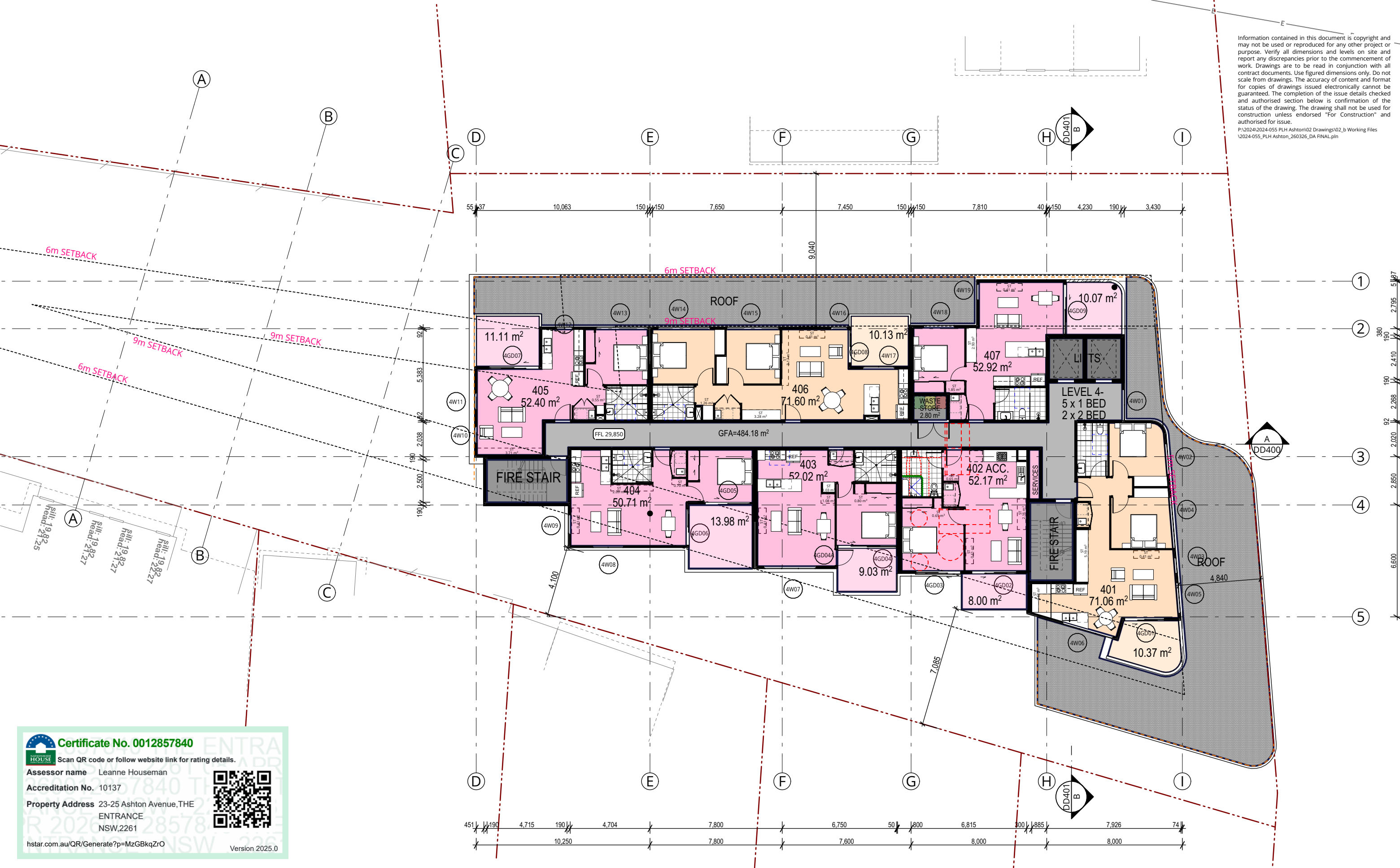
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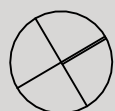
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I	FOR APPROVAL	JC	JC	26/03/2026
J	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

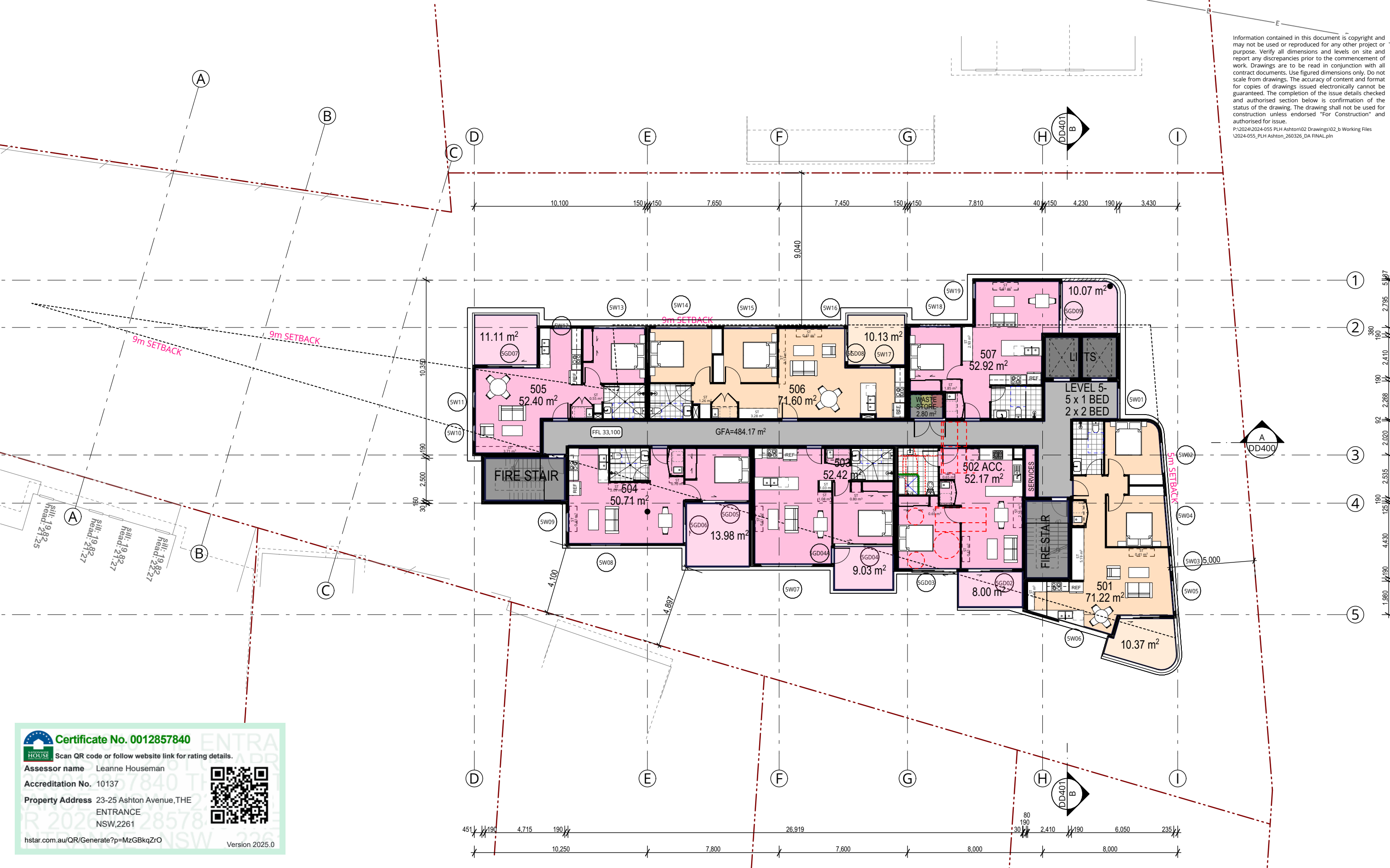
DRAWING
FOURTH FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. ISSUE NO. SCALE
DD204 1 1:200@A3

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F	COORDINATION	AH	AH	23/01/2026
G	FOR APPROVAL	RM		4/03/2026
H	FOR APPROVAL	AH	AH	18/03/2026
I	FOR APPROVAL	JC	JC	26/03/2026
J	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
FIFTH FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD205

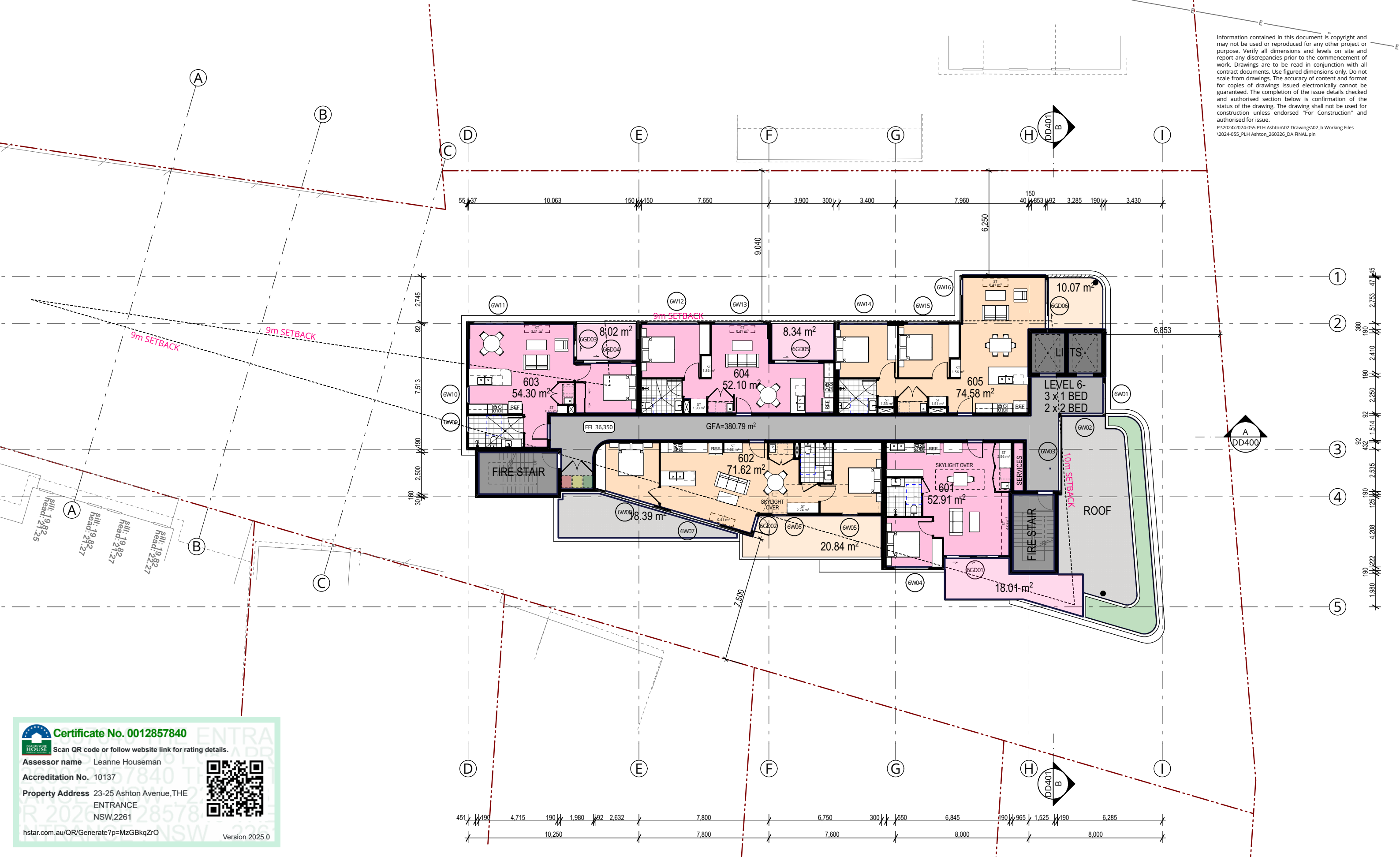
ISSUE NO.
J

SCALE
1:200@A3



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H	FOR APPROVAL	AH	AH	18/03/2026
I	FOR APPROVAL	JC	JC	26/03/2026
J	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SIXTH FLOOR PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

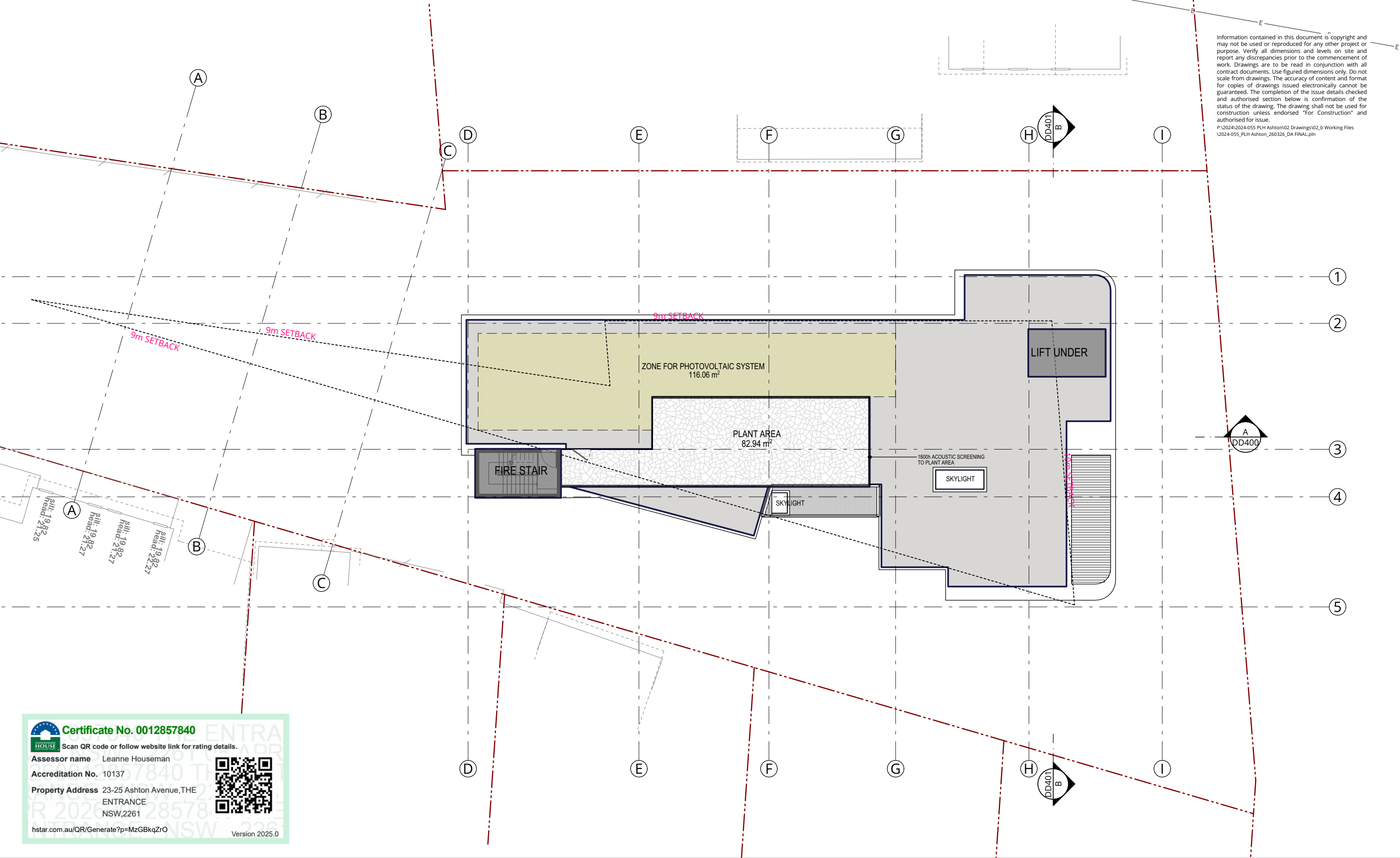
DRAWING NO.
DD206

ISSUE NO.
J

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1:200@A3



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H	FOR APPROVAL	JC	JC	26/03/2026
I	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
ROOF PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD207

ISSUE NO.
I

SCALE
1:200@A3



HOUSING SEPP PERMISSIBLE MAXIMUM BUILDING ENVELOPE

ALLOWABLE SETBACK
ENCROACHMENT FOR 50%
OF LEVEL 3 AND 4

ACOUSTICALLY SCREENED PLANT AREA

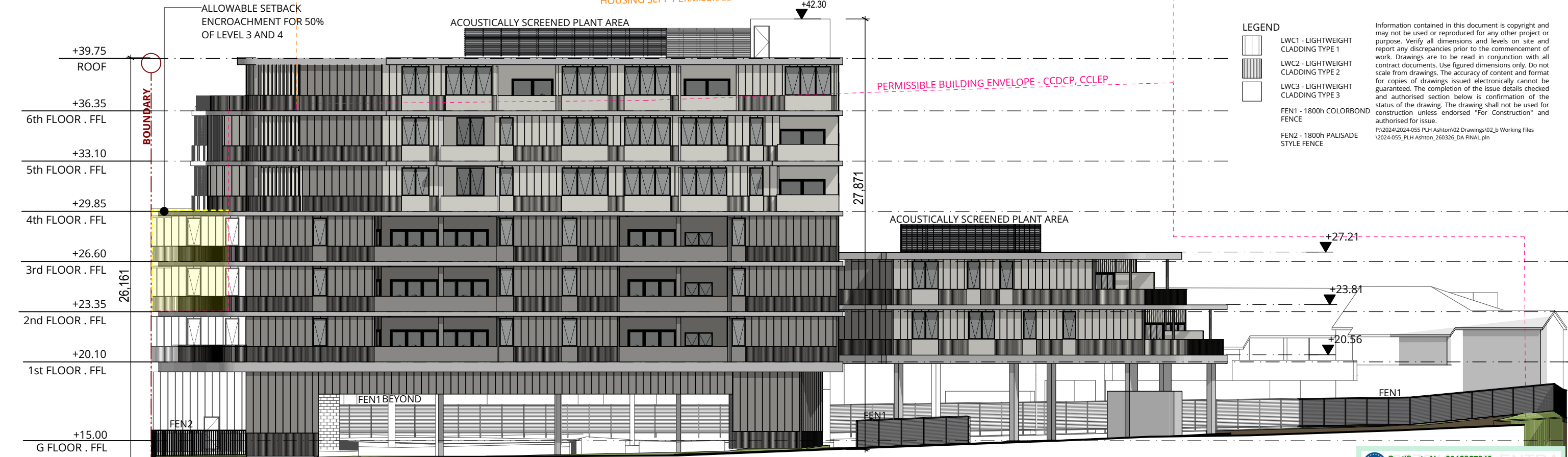
+42.30

LEGEND

- LWC1 - LIGHTWEIGHT
CLADDING TYPE 1
- LWC2 - LIGHTWEIGHT
CLADDING TYPE 2
- LWC3 - LIGHTWEIGHT
CLADDING TYPE 3
- FEN1 - 1800h COLORBOND
FENCE
- FEN2 - 1800h PALISADE
STYLE FENCE

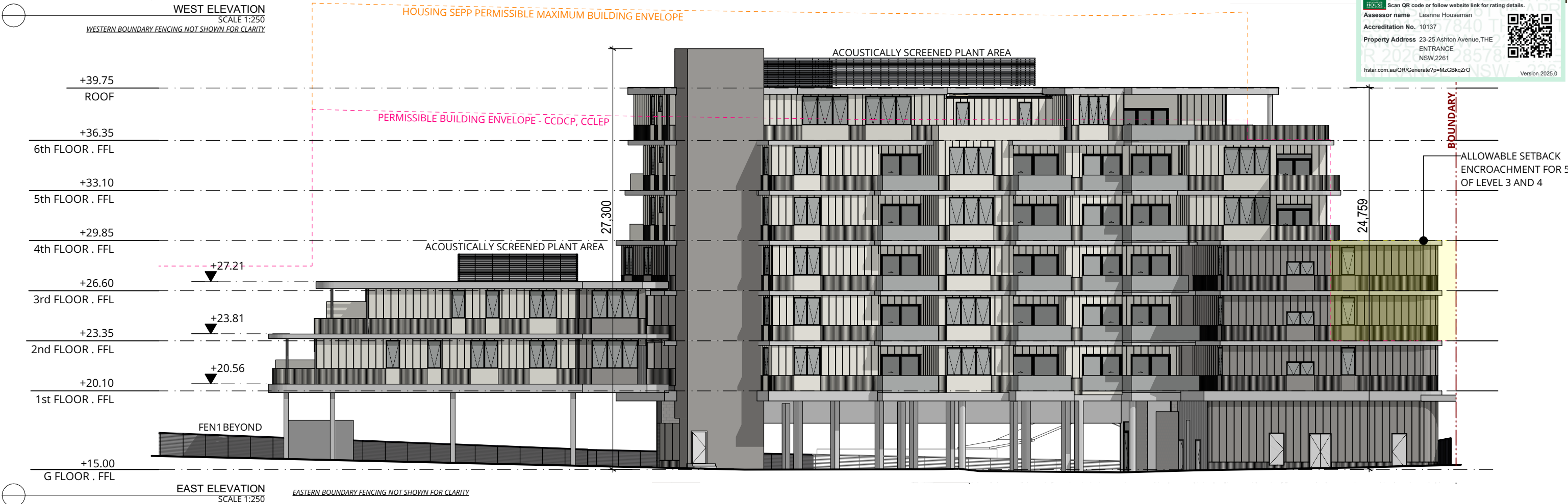
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WEST ELEVATION
SCALE 1:250
WESTERN BOUNDARY FENCING NOT SHOWN FOR CLARITY

HOUSING SEPP PERMISSIBLE MAXIMUM BUILDING ENVELOPE



EAST ELEVATION
SCALE 1:250
EASTERN BOUNDARY FENCING NOT SHOWN FOR CLARITY

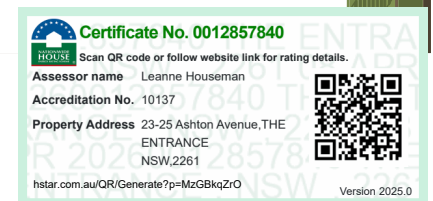
PERMISSIBLE BUILDING ENVELOPE - CCDCP, CCLEP

ACOUSTICALLY SCREENED PLANT AREA

ACOUSTICALLY SCREENED PLANT AREA

BOUNDARY

ALLOWABLE SETBACK
ENCROACHMENT FOR 50%
OF LEVEL 3 AND 4



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G	FOR APPROVAL	JC	JC	26/03/2026
H	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
ELEVATIONS - SHEET 1

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

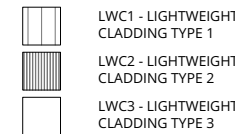
DRAWING NO.
DD300

ISSUE NO.
H

SCALE
1:250@A3

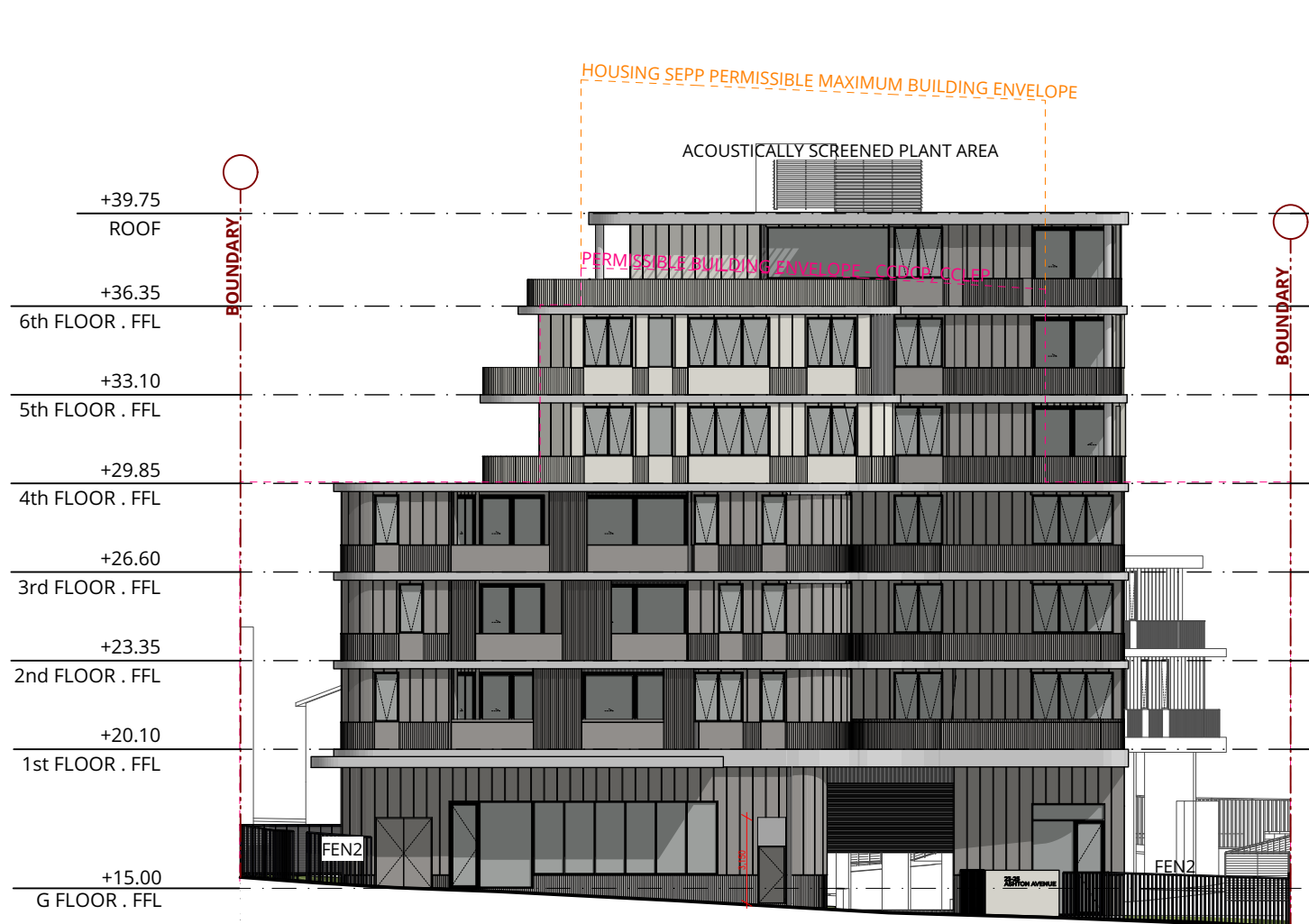
SDA
SPACE · DESIGN · ARCHITECTURE

LEGEND

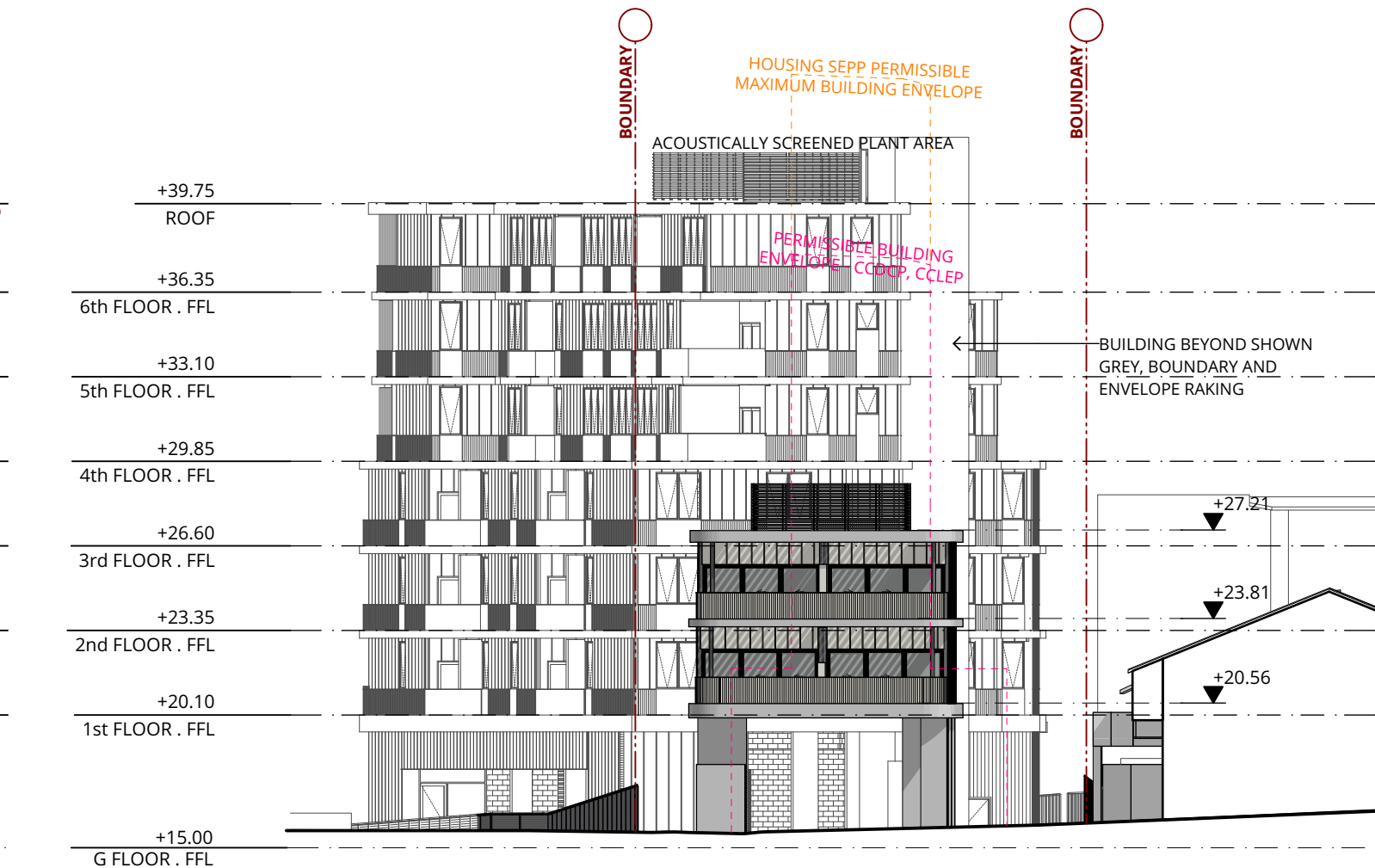
LWC1 - LIGHTWEIGHT
CLADDING TYPE 1LWC2 - LIGHTWEIGHT
CLADDING TYPE 2LWC3 - LIGHTWEIGHT
CLADDING TYPE 3FEN1 - 1800h COLORBOND
FENCEFEN2 - 1800h PALISADE
STYLE FENCE

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NORTH ELEVATION - ASHTON AVENUE
SCALE 1:250



SOUTH ELEVATION - CAMPBELL AVENUE
SCALE 1:250

SOUTHERN BOUNDARY FENCING NOT SHOWN FOR CLARITY

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F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

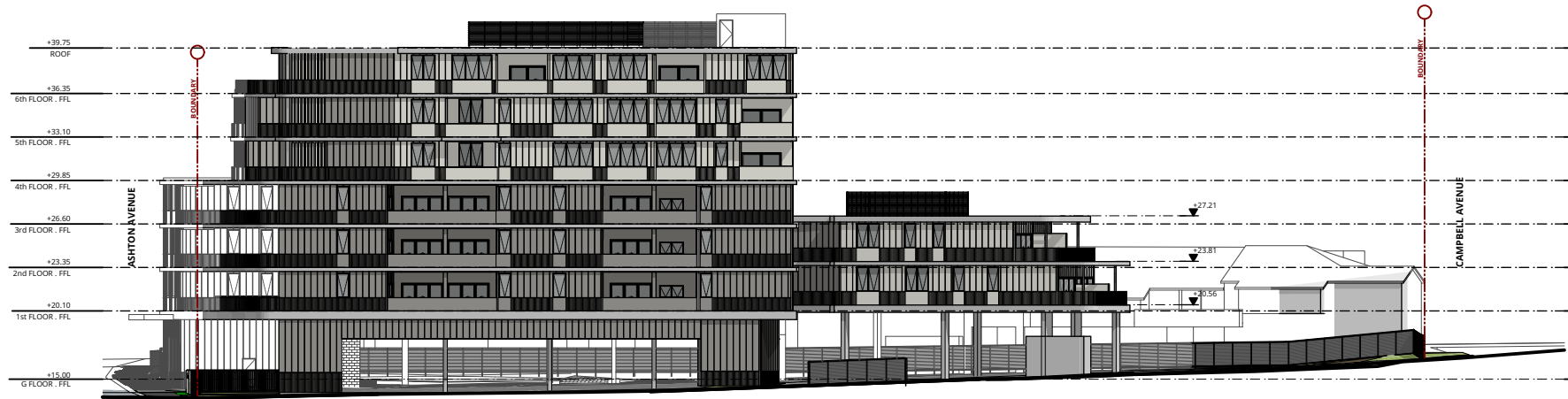
DRAWING
ELEVATIONS - SHEET 2

PROJECT NO.
2024-055

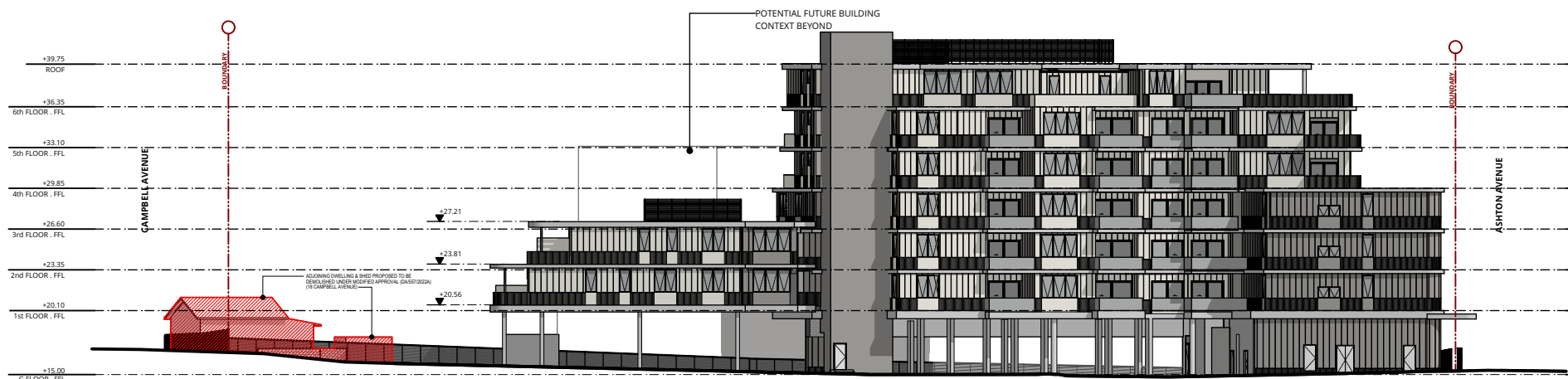
LOCATION
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NSW

DRAWING NO. DD301
ISSUE NO. G
SCALE 1:250@A3

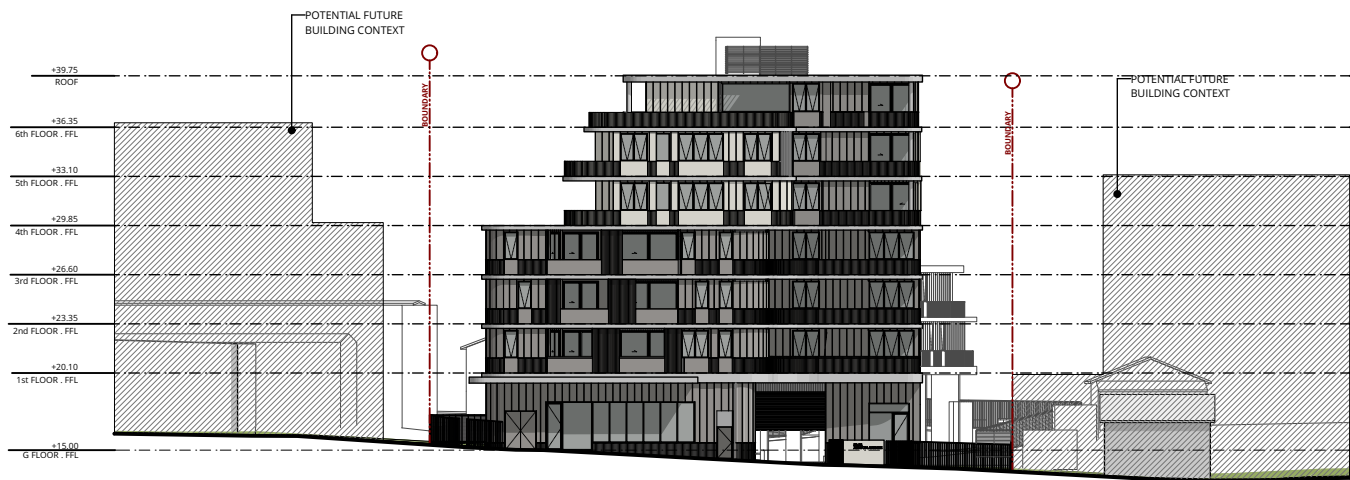
SDA
SPACE · DESIGN · ARCHITECTURE



WEST ELEVATION - CONTEXT
SCALE 1:500
WESTERN BOUNDARY FENCING NOT SHOWN FOR CLARITY



EAST ELEVATION - CONTEXT
SCALE 1:500
EASTERN BOUNDARY FENCING NOT SHOWN FOR CLARITY



NORTH ELEVATION / ASHTON AVE - CONTEXT
SCALE 1:500
NORTHERN BOUNDARY FENCING NOT SHOWN FOR CLARITY



SOUTH ELEVATION / CAMPBELL AVE - CONTEXT
SCALE 1:500
SOUTHERN BOUNDARY FENCING NOT SHOWN FOR CLARITY

LEGEND

- LWC1 - LIGHTWEIGHT
CLADDING TYPE 1
- LWC2 - LIGHTWEIGHT
CLADDING TYPE 2
- LWC3 - LIGHTWEIGHT
CLADDING TYPE 3
- FEN1 - 1800h COLORBOND
FENCE
- FEN2 - 1800h PALISADE
STYLE FENCE

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E	FOR APPROVAL	AH	AH	18/03/2026
F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
ELEVATIONS - SHEET 3

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

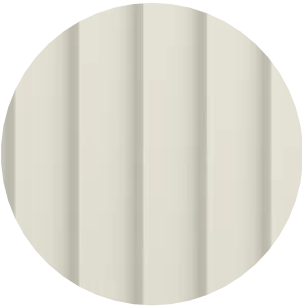
DRAWING NO. DD302
ISSUE NO. G
SCALE 1:500@A3

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SPACE · DESIGN · ARCHITECTURE

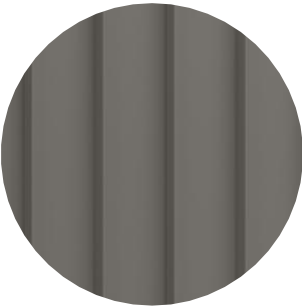
MATERIALS & FINISHES



ALUMINIUM TIMBER-LOOK SOFFITS AND SCREENS PROVIDE WARMTH AND TEXTURE



LWC1 & LWC2
LIGHT-COLOURD ALUMINIUM CLADDING ENABLES A VISUAL CHANGE TO HELP RECESS THE FORM AS THE BUILDING STEPS



LWC1 & LWC2
DARK-COLOURD ALUMINIUM CLADDING FORMS PART OF THE BASE AND DISTINGUISHES THE CONCRETE FLOOR PLATES



EXPOSED CONCRETE CREATES A SOLID BASE FOR THE REST OF THE FORM TO BUILD ON

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C	FOR APPROVAL	JC	JC	26/03/2026
D	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
MATERIALS & FINISHES

PROJECT NO.
2024-055

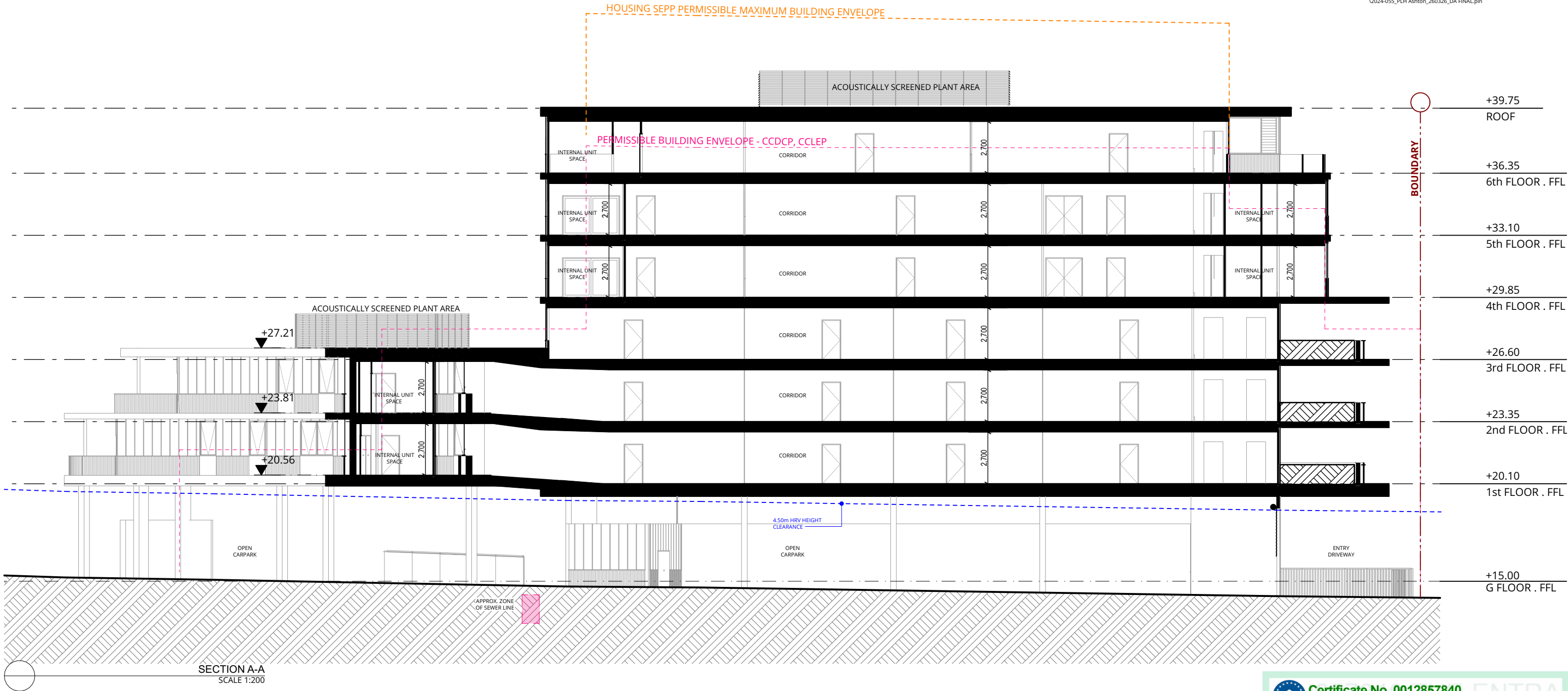
LOCATION
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DRAWING NO. DD303
ISSUE NO. D
SCALE @A3



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E	FOR APPROVAL	AH	AH	18/03/2026
F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

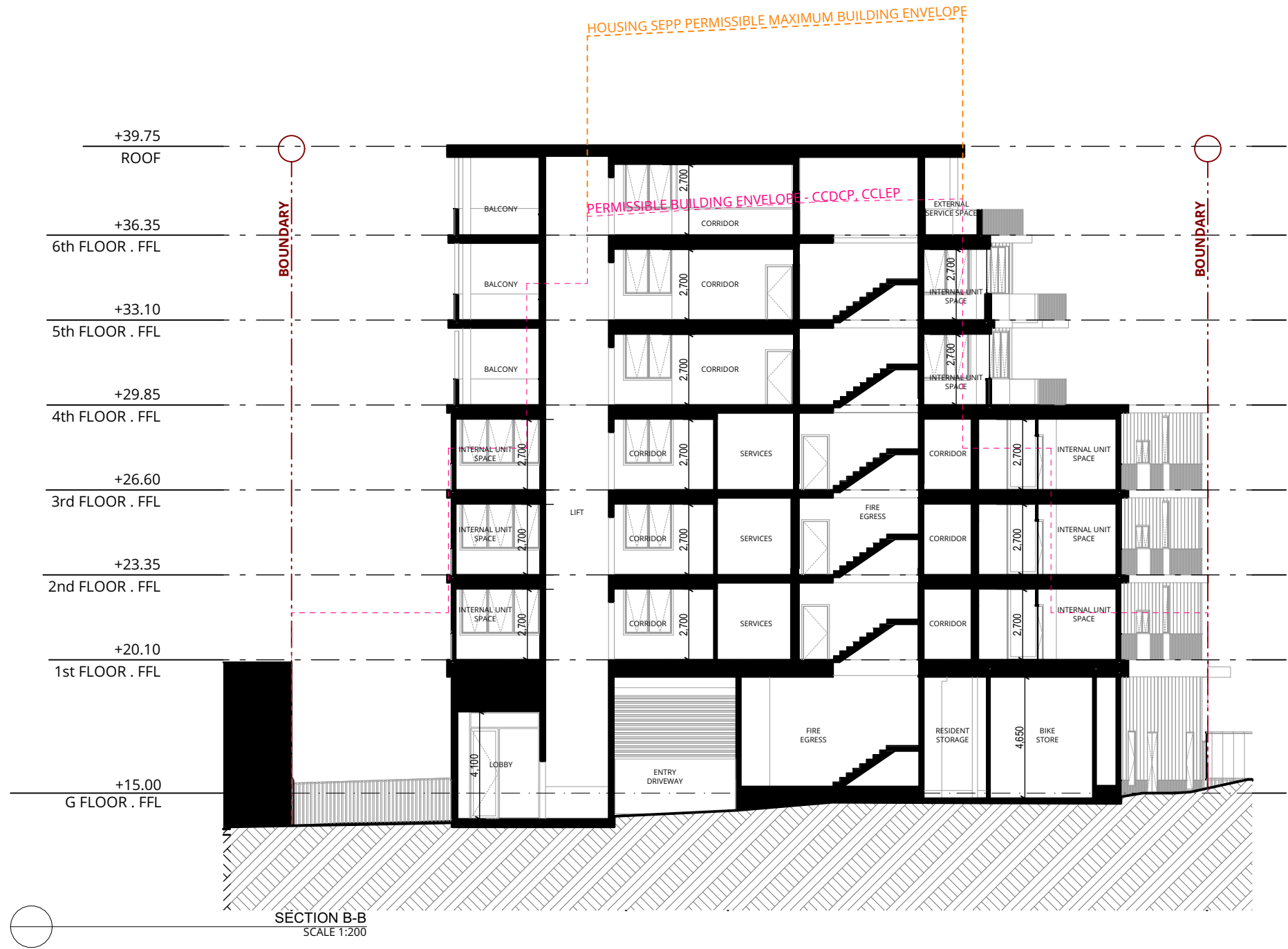
DRAWING
SECTIONS - SHEET 1

PROJECT NO.
2024-055

LOCATION
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DRAWING NO. DD400
ISSUE NO. G
SCALE 1:200@A3





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H	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SECTIONS - SHEET 2

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

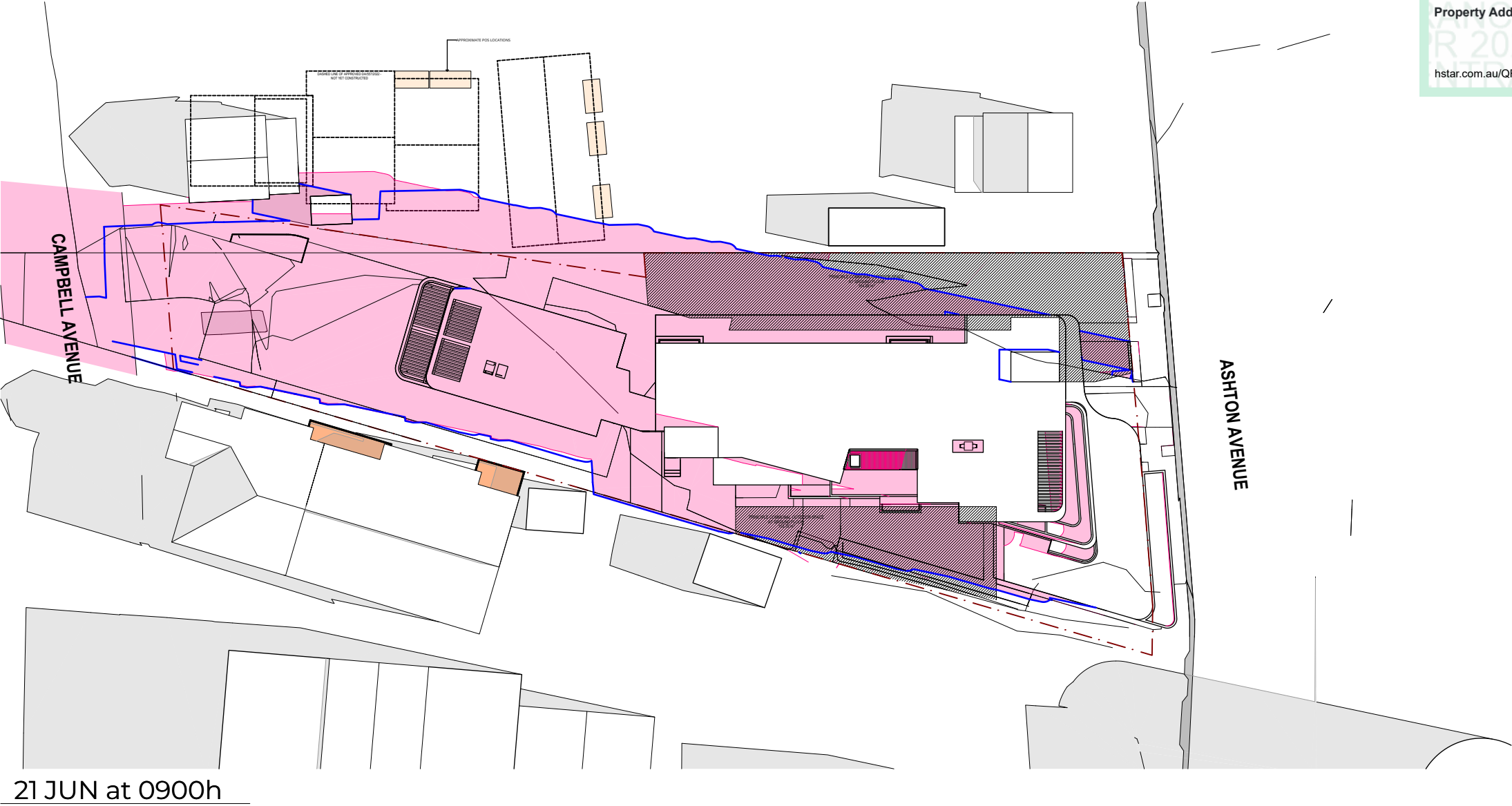
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ISSUE NO. H
SCALE 1:200@A3



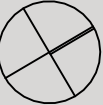
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- LEGEND**
-  PROPOSED SHADOWS
 -  EXISTING SHADOWS
 -  NEIGHBOURING POS
 -  PRINCIPLE COMMUNAL OUTDOOR SPACE
 -  SHADOWS OF BUILDING IF SEPP HEIGHT BONUS NOT APPLIED



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G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS -
SHEET 1

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD500
ISSUE NO. G
SCALE 1:500@A3



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LEGEND

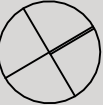
 PROPOSED SHADOWS

 PRINCIPLE COMMUNAL OUTDOOR SPACE

 EXISTING SHADOWS

 SHADOWS OF BUILDING IF SEPP HEIGHT BONUS NOT APPLIED

 NEIGHBOURING POS



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F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS -
SHEET 2

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
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- LEGEND**
-  PROPOSED SHADOWS
 -  EXISTING SHADOWS
 -  NEIGHBOURING POS
 -  PRINCIPLE COMMUNAL OUTDOOR SPACE
 -  SHADOWS OF BUILDING IF SEPP HEIGHT BONUS NOT APPLIED



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E	FOR APPROVAL	AH	AH	18/03/2026
F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS -
SHEET 3

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD502
ISSUE NO. G
SCALE 1:500@A3



**Certificate No. 0012857840**
Scan QR code or follow website link for rating details.

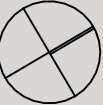
Assessor name Leanne Houseman
Accreditation No. 10137
Property Address 23-25 Ashton Avenue, THE
ENTRANCE
NSW, 2261


hstar.com.au/QR/Generate?p=MzGBkqZrO
Version 2025.0



21 JUN at 1200h

- LEGEND**
-  PROPOSED SHADOWS
 -  EXISTING SHADOWS
 -  NEIGHBOURING POS
 -  PRINCIPLE COMMUNAL OUTDOOR SPACE
 -  SHADOWS OF BUILDING IF SEPP HEIGHT BONUS NOT APPLIED



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A	FOR APPROVAL	RM		4/03/2026
B	FOR APPROVAL	AH	AH	18/03/2026
C	FOR APPROVAL	JC	JC	26/03/2026
D	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS -
SHEET 4

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

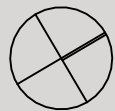
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ISSUE NO. D
SCALE 1:500@A3



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C	FOR APPROVAL	JC	JC	26/03/2026
D	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS - SHEET 5

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE NSW

DRAWING NO. DD504
ISSUE NO. D
SCALE 1:500@A3



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Assessor name Leanne Houseman

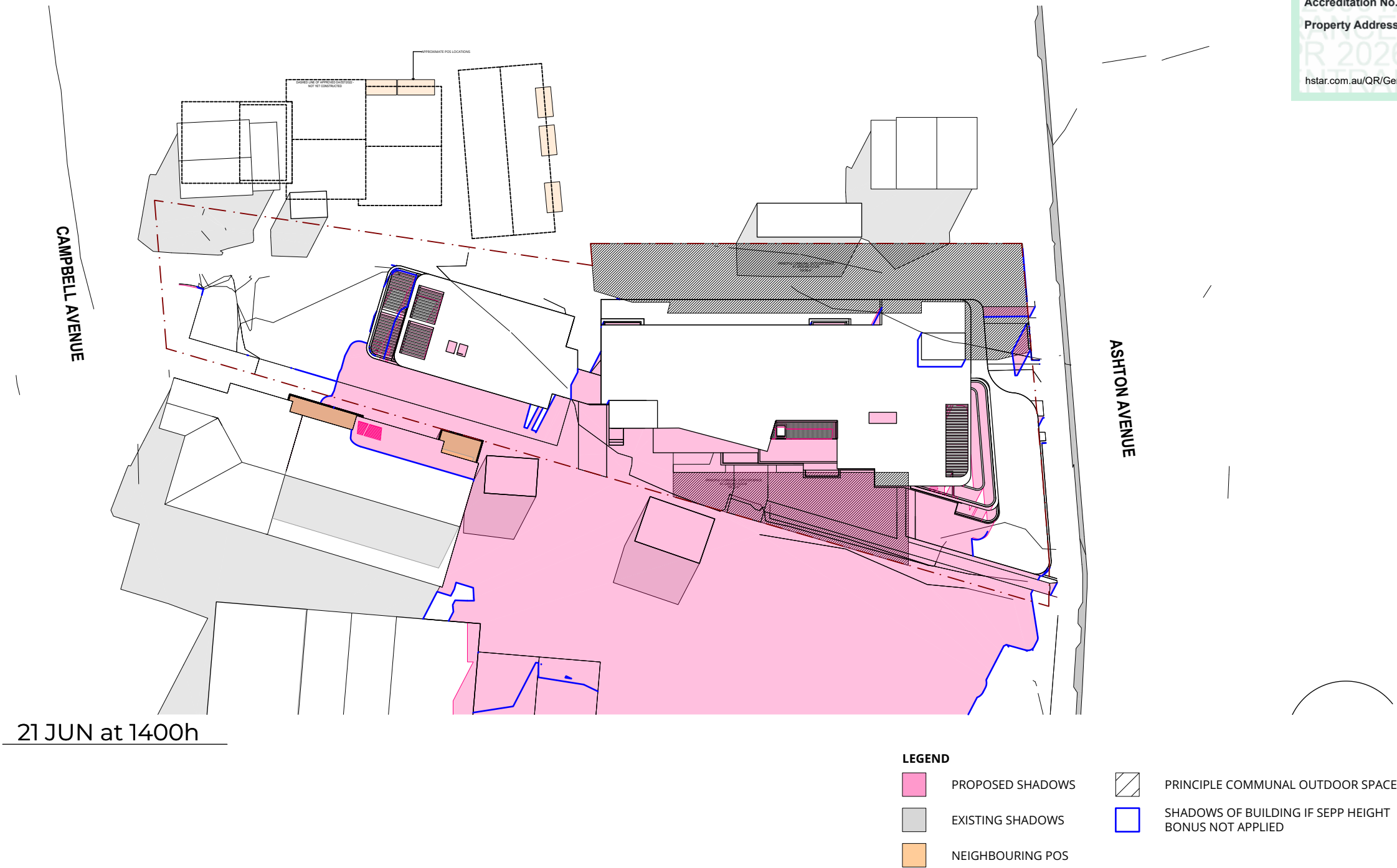
Accreditation No. 10137

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NSW, 2261



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D	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SHADOW DIAGRAMS -
SHEET 6

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD505

ISSUE NO. D

SCALE
1:500@A3



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D	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

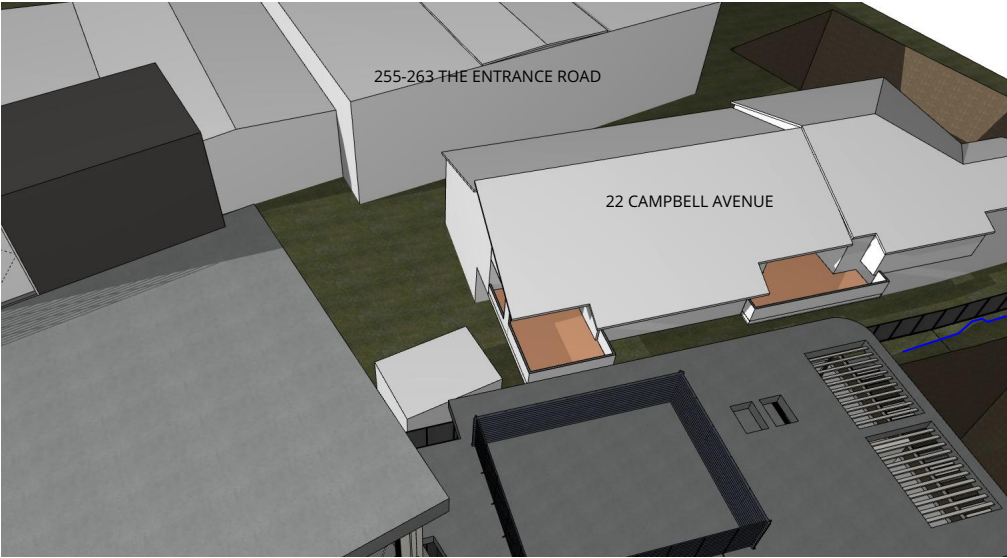
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SHADOW DIAGRAMS - SHEET 7

PROJECT NO.
2024-055

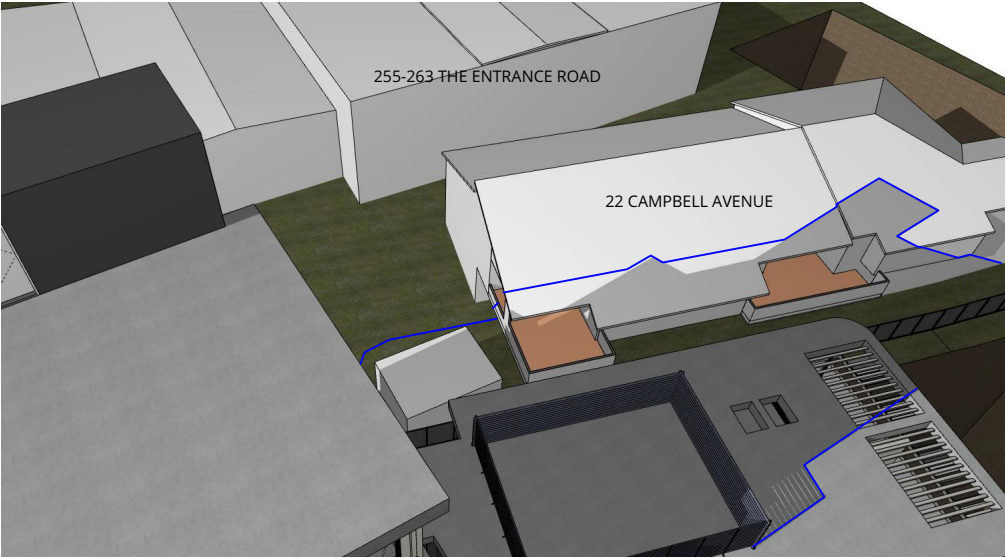
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE NSW

DRAWING NO. DD506
ISSUE NO. D
SCALE 1:500@A3

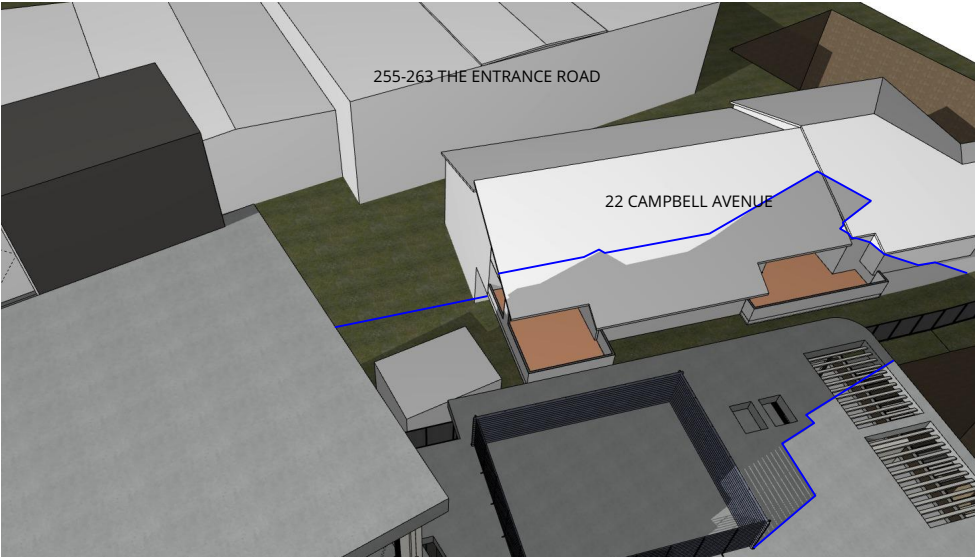




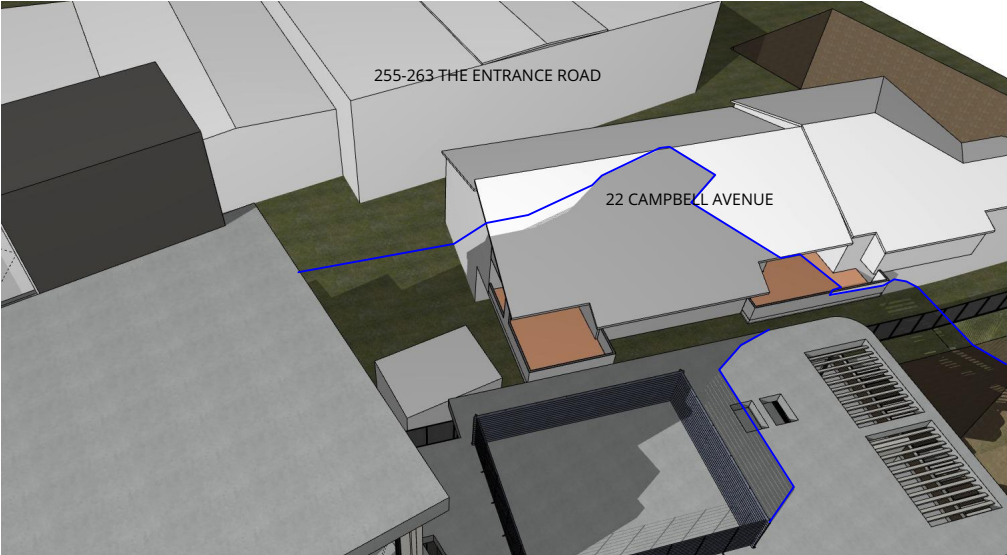
Neighbouring Balcony- 9am



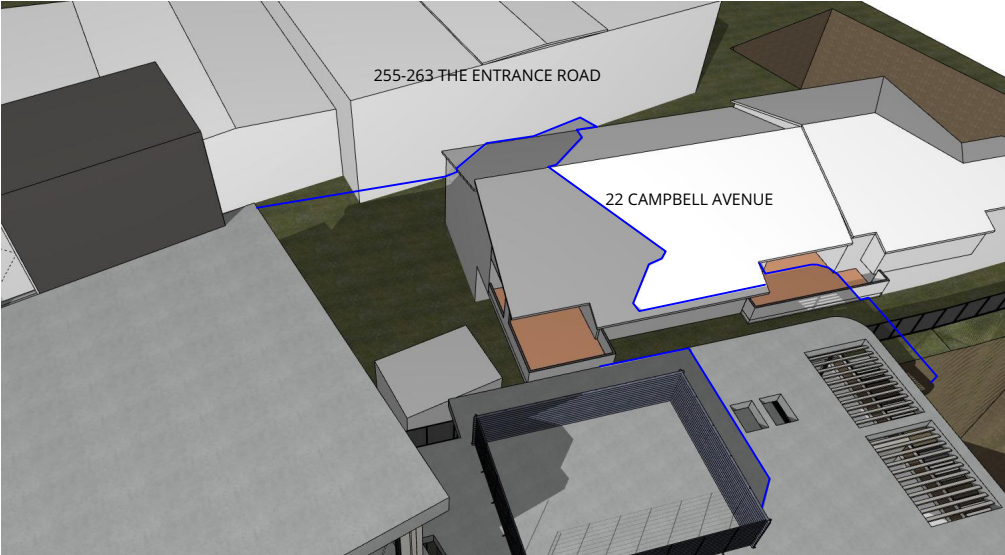
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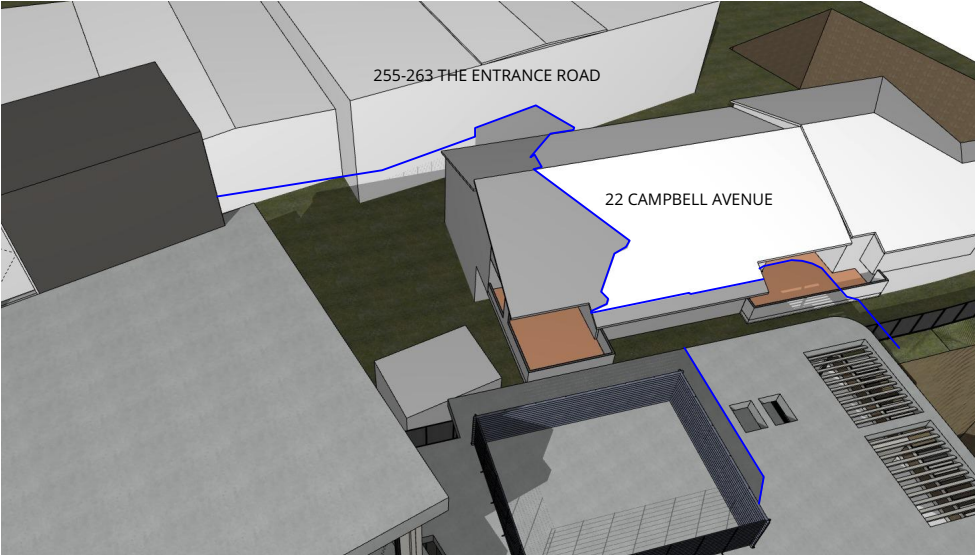
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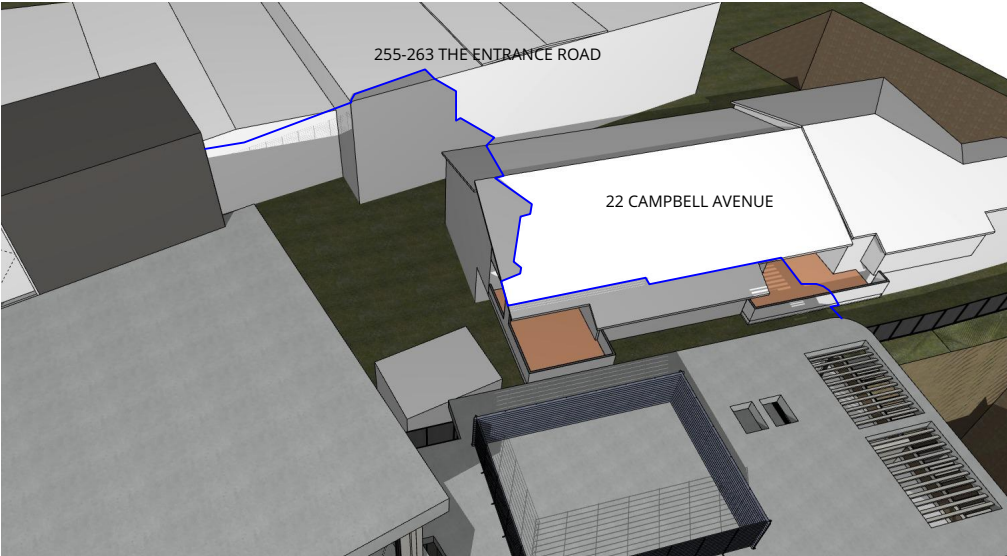
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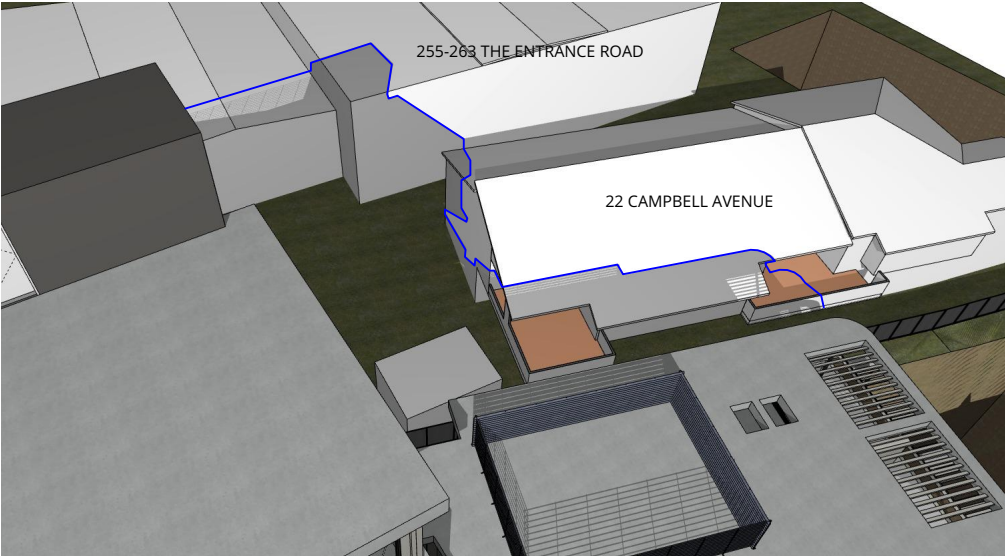
Neighbouring Balcony- 12pm



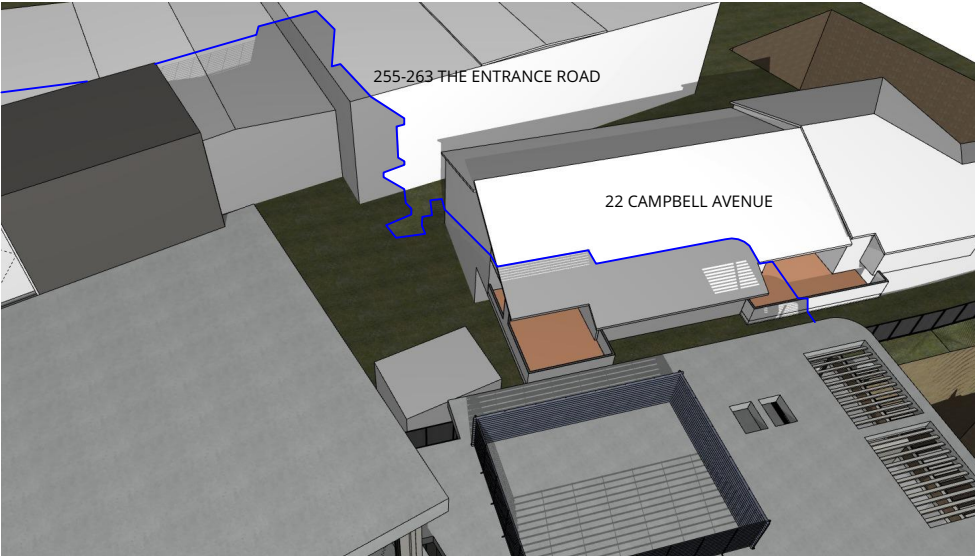
Neighbouring Balcony- 12:15pm



Neighbouring Balcony- 1pm



Neighbouring Balcony- 1:30pm



Neighbouring Balcony- 2pm

LEGEND

- POS
- PROPOSED OVERSHADOWING

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F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
OVERSHADOWING

PROJECT NO.
2024-055

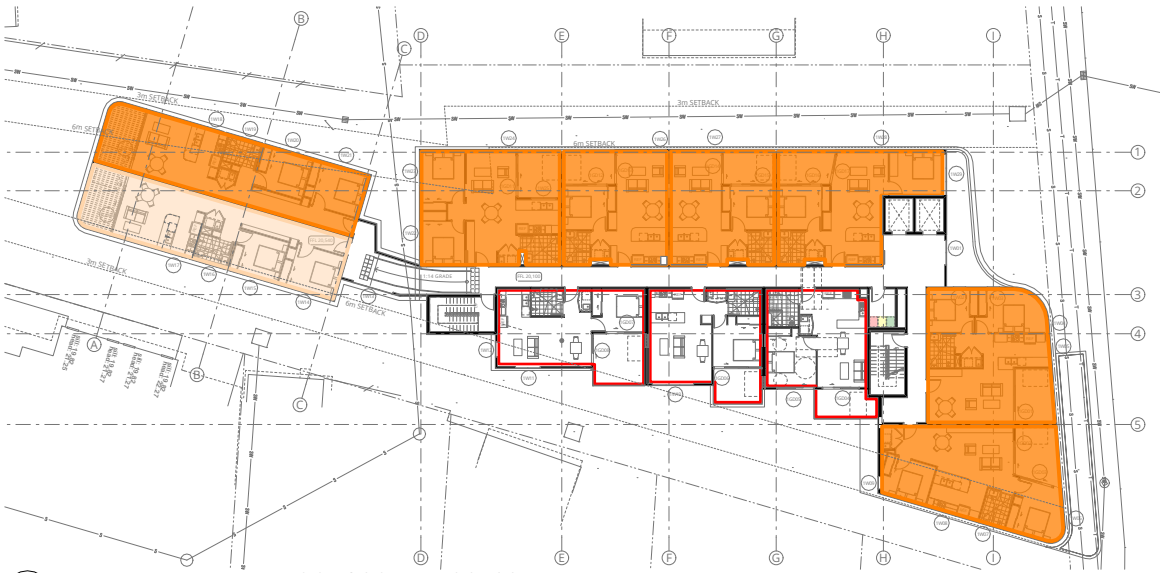
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
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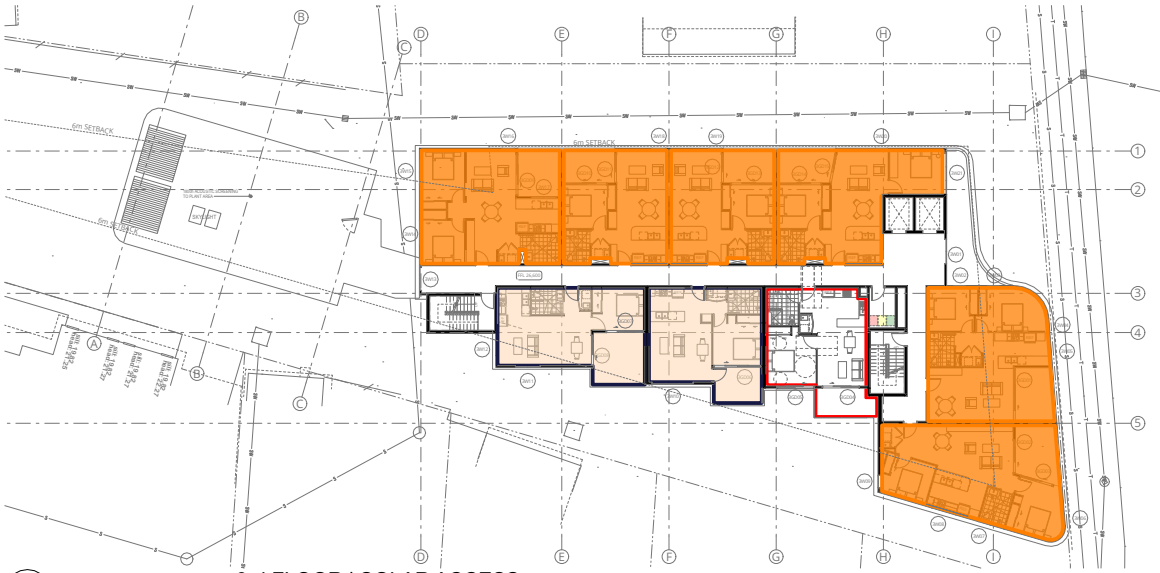
ISSUE NO.
G

SCALE
@A3

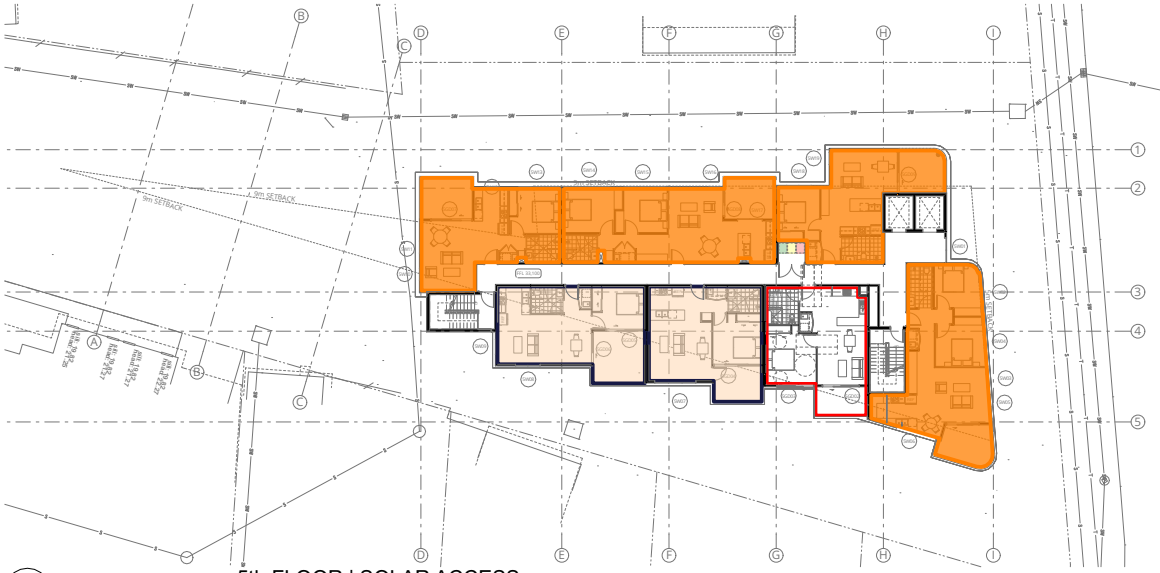




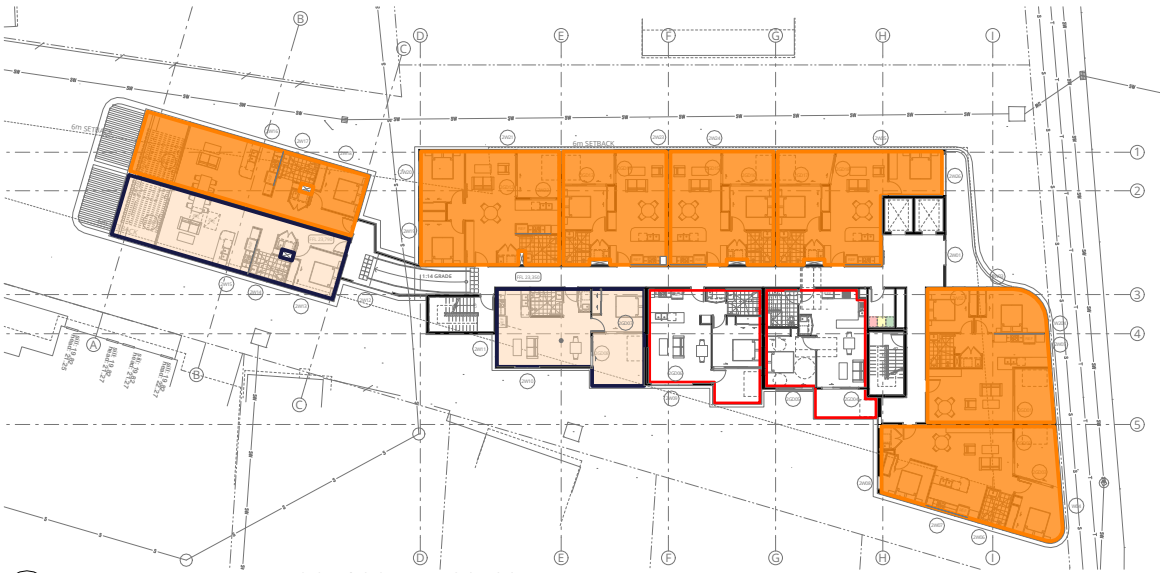
1st FLOOR | SOLAR ACCESS
SCALE 1:550



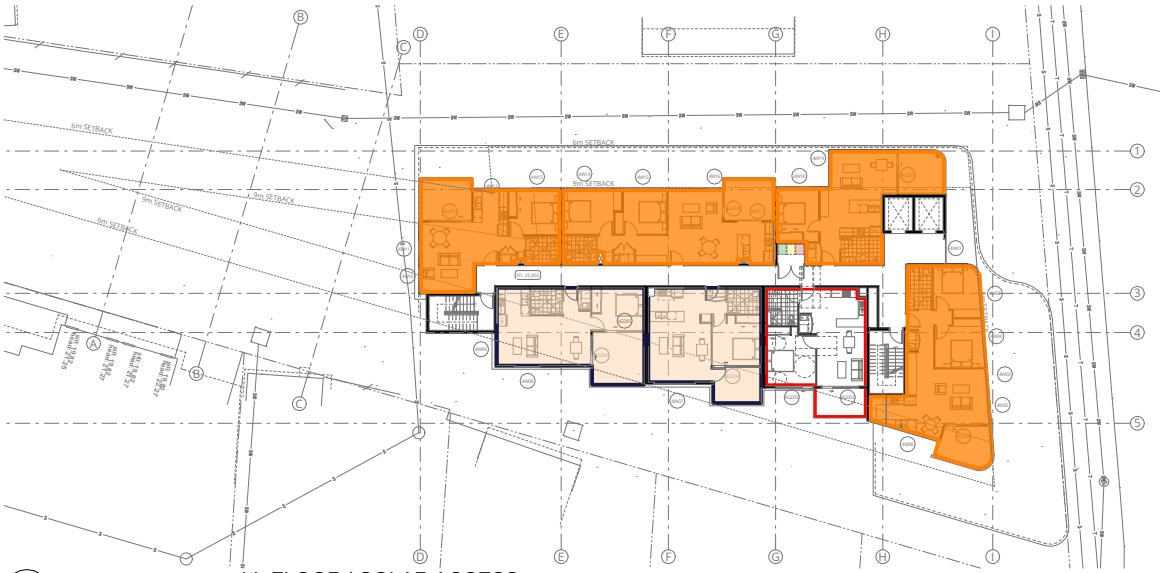
3rd FLOOR | SOLAR ACCESS
SCALE 1:550



5th FLOOR | SOLAR ACCESS
SCALE 1:550



2nd FLOOR | SOLAR ACCESS
SCALE 1:550



4th FLOOR | SOLAR ACCESS
SCALE 1:550



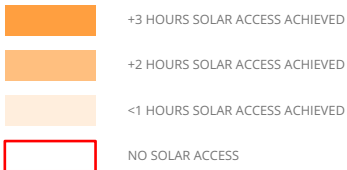
6th FLOOR | SOLAR ACCESS
SCALE 1:550

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OBJECTIVE 4A-1 DESIGN CRITERIA
(SOLAR & DAYLIGHT ACCESS)

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am & 3pm at mid winter.

A maximum of 15% of apartments in a building receive no direct sunlight between 9am & 3pm at mid winter.



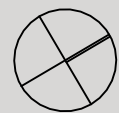
SOLAR ACCESS SUMMARY	
3+ HOURS SOLAR ACCESS	33 UNITS (66%)
2+ HOURS SOLAR ACCESS	00 UNITS
<1 HOURS SOLAR ACCESS	9 UNITS (18%)
NO SOLAR ACCESS	8 UNITS (16%)

PER OBJECTIVE 4A-1, 1 HOUR CAN BE COUNTED IF A MINIMUM 1m² OF DIRECT SUNLIGHT MEASURED AT 1.00m ABOVE FLOOR LEVEL IS ACHIEVED FOR ATLEAST 15 min.

DUE TO THE IRREGULAR SHAPE OF THE SITE AND THE ORIENTATION, ACHIEVING COMPLIANT SOLAR ACCESS IS SIGNIFICANTLY PROBLEMATIC.

LOCATING APARTMENTS ON THE NORTHERN AND EASTERN SIDES OF THE SITE HAS BEEN PRIORITISED TO THE EXTENT POSSIBLE GIVEN THE CONSTRAINTS. THERE ARE 3 APARTMENTS ON EACH LEVEL WHICH FACE SOUTH. WHILST THESE APARTMENTS DON'T ACHIEVE COMPLIANT SOLAR ACCESS, THEY ARE AFFORDED VIEWS ACROSS THE ENTRANCE ROAD AND POTENTIAL WATER VIEWS FOR THE UPPER LEVELS

OF THE APARTMENTS WHICH DON'T ACHIEVE SOLAR ACCESS:
- 9 APARTMENTS ACHIEVE A SMALL AMOUNT OF SUNLIGHT (LESS THAN 1 HOUR BETWEEN 9AM AND 3PM). ALL OF THESE APARTMENTS ALSO ACHIEVE SUNLIGHT FROM SUNRISE TO 9AM
- IT IS ALLOWABLE FOR 15% OF APARTMENTS TO NOT RECEIVE ANY SUNLIGHT BETWEEN 9AM AND 3PM ON THE WINTER SOLSTICE. THIS EQUATES TO 7.5 APARTMENTS OUT OF THE PROPOSED 50 APARTMENTS. 8 APARTMENTS DO NOT ACHIEVE ANY DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN THE PROPOSED LAYOUT. THIS IS CONSIDERED ACCEPTABLE DUE TO THE SHAPE OF THE SITE AND THE ORIENTATION. ALL OF THE APARTMENTS WHICH DON'T ACHIEVE THE SOLAR ACCESS WILL RETAIN GOOD AMENITY DUE TO THE BORROWED NATURAL LIGHT AVAILABLE THROUGH THE OVERSIZED WINDOWS.



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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
SOLAR ACCESS
DIAGRAMS

PROJECT NO.
2024-055

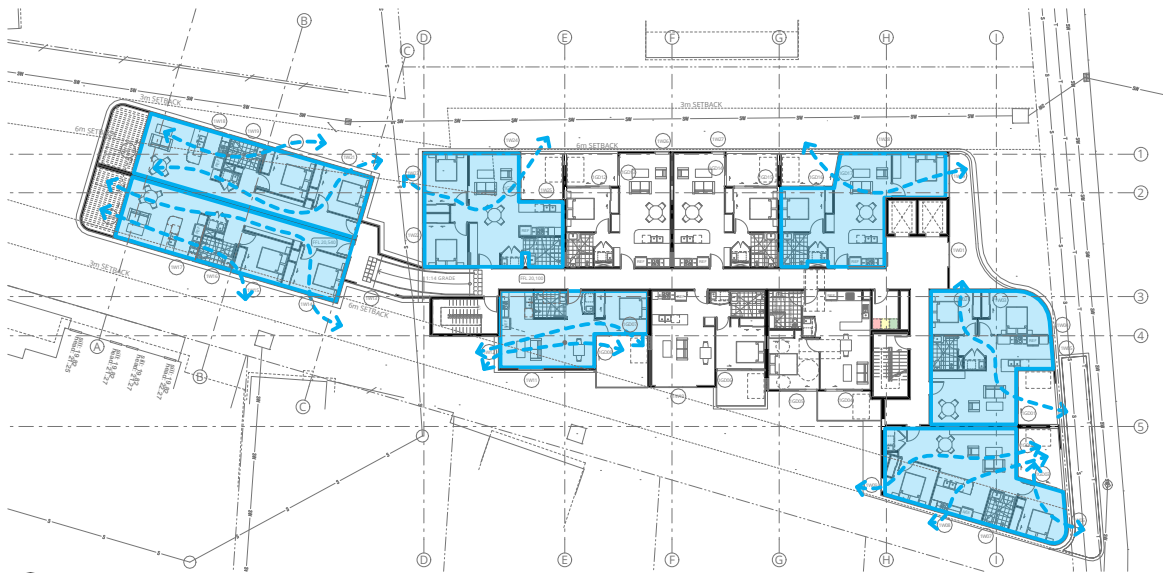
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD508

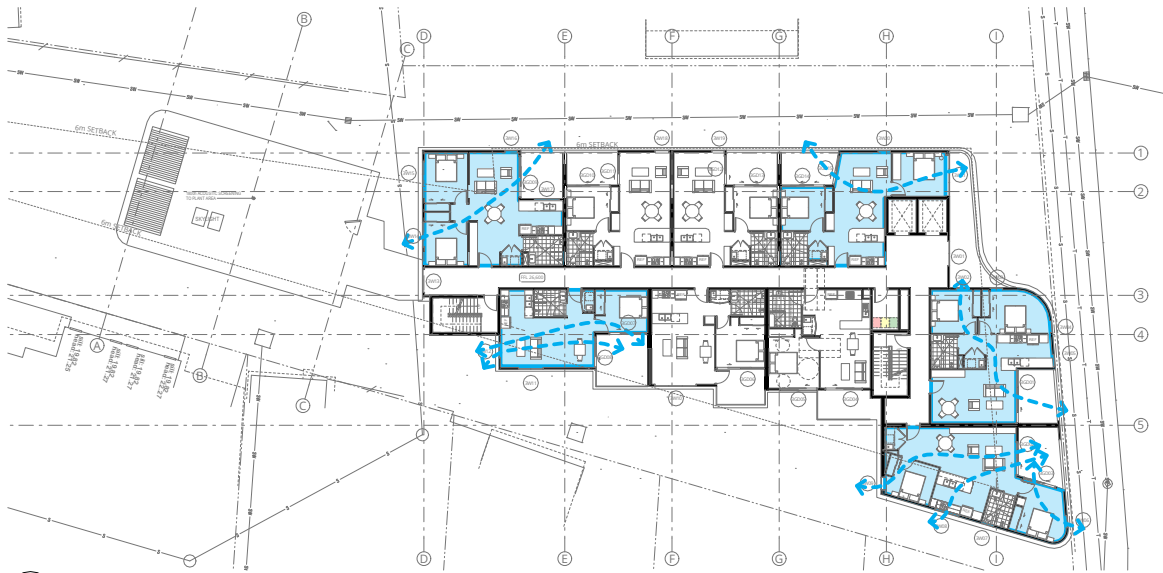
ISSUE NO.
F

SCALE
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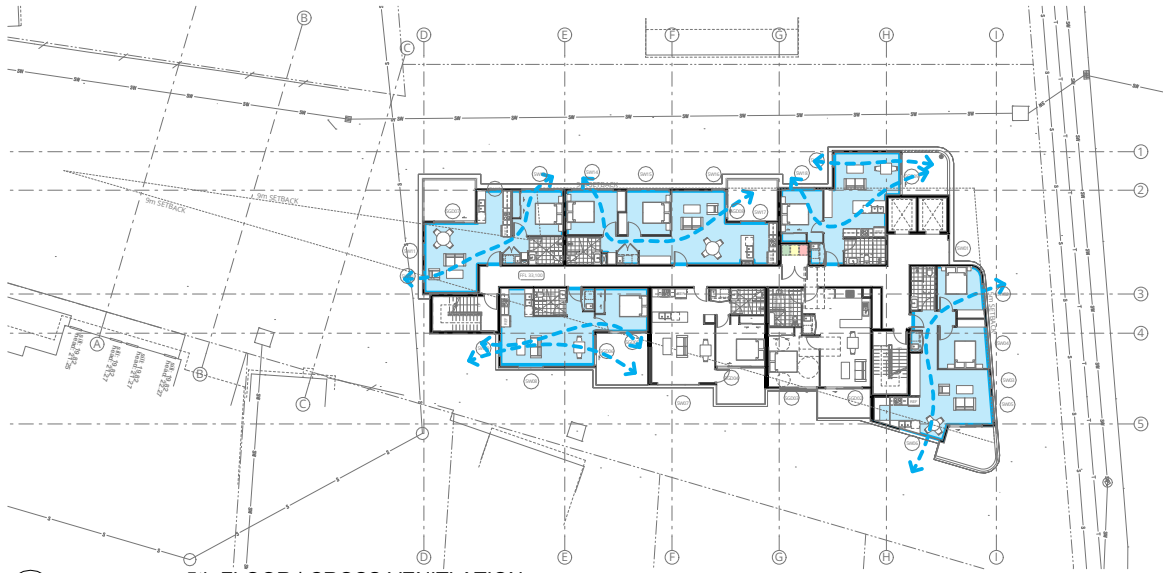




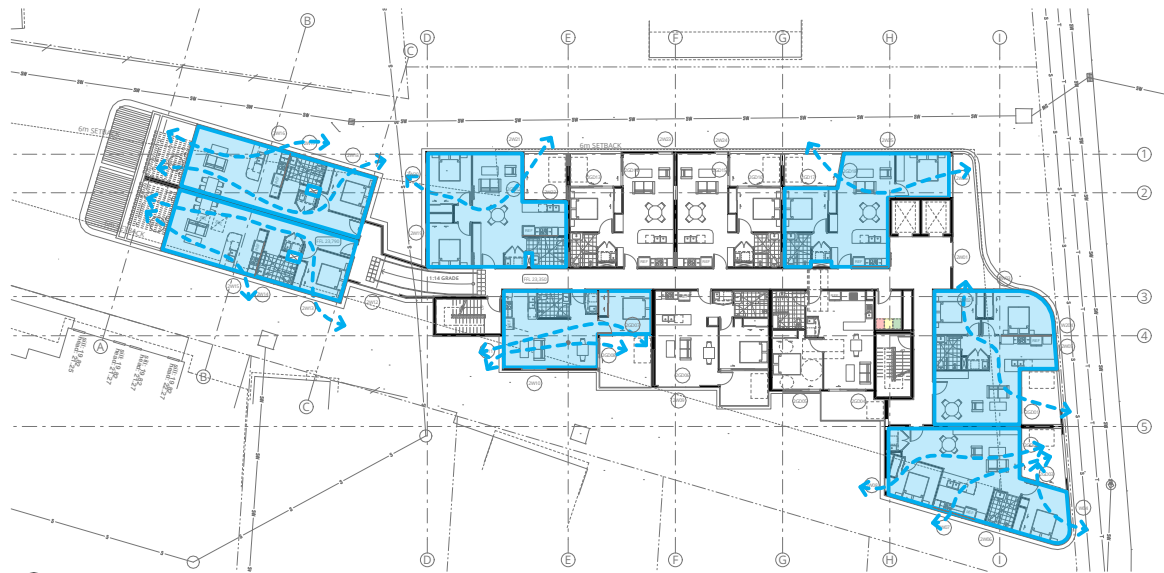
1st FLOOR | CROSS VENTILATION
SCALE 1:550



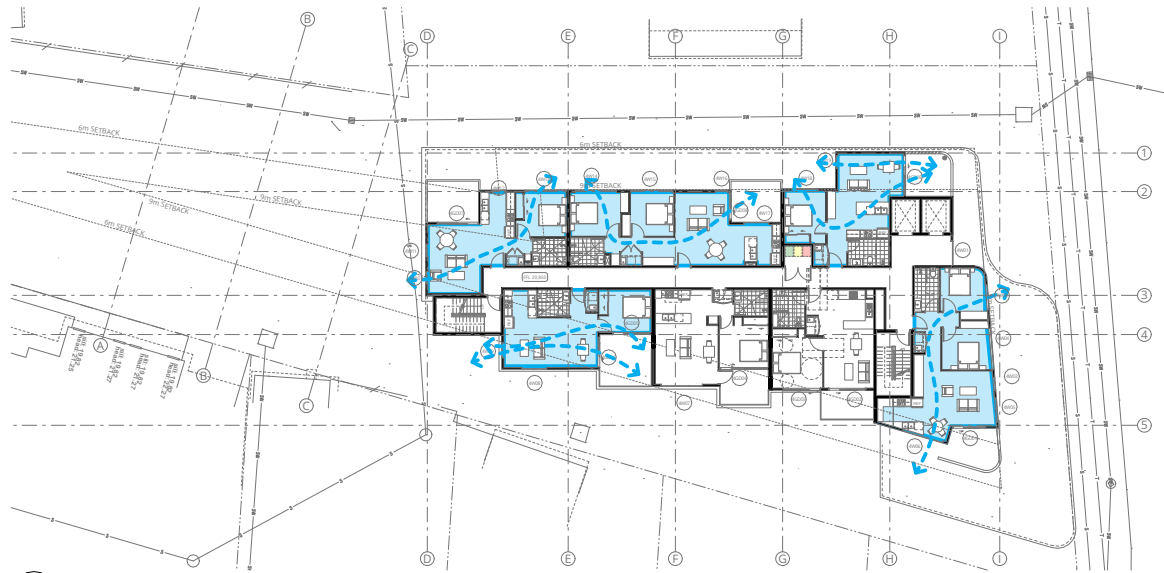
3rd FLOOR | CROSS VENTILATION
SCALE 1:550



5th FLOOR | CROSS VENTILATION
SCALE 1:550



2nd FLOOR | CROSS VENTILATION
SCALE 1:550



4th FLOOR | CROSS VENTILATION
SCALE 1:550



6th FLOOR | CROSS VENTILATION
SCALE 1:550

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**OBJECTIVE 4B-3 DESIGN CRITERIA
(NATURAL VENTILATION)**

At least 60% of apartments are naturally cross ventilated. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.

APARTMENT ACHIEVING CROSS VENTILATION

CROSS VENTILATION PATH

CROSS VENTILATION SUMMARY	
COMPLIANT	32 UNITS (64%)



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F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

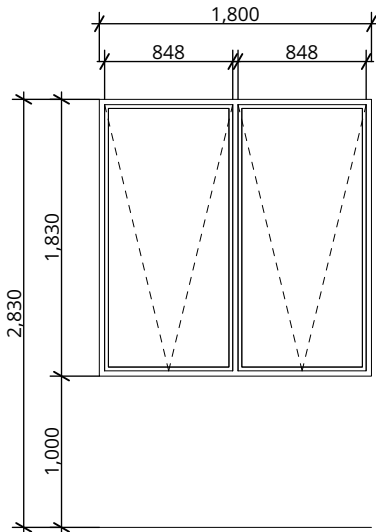
DRAWING
CROSS VENTILATION
DIAGRAMS

PROJECT NO.
2024-055

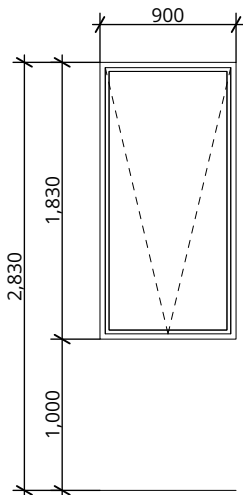
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD509
ISSUE NO. F
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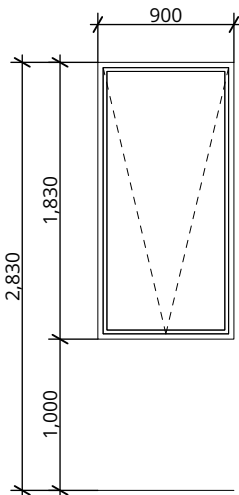




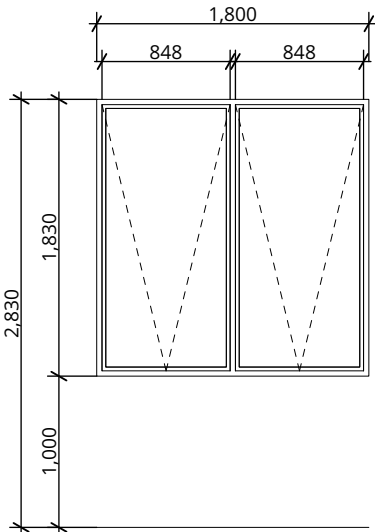
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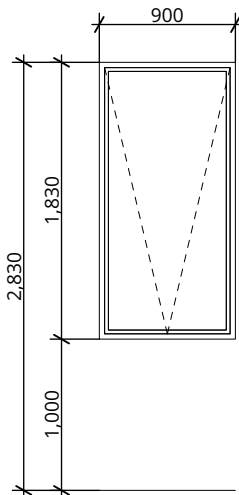
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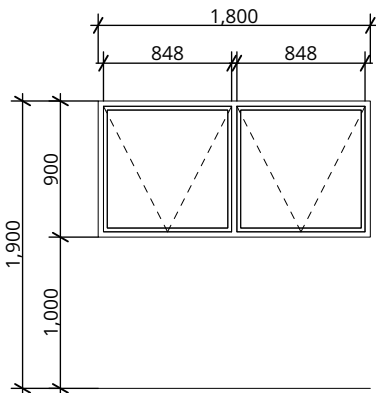
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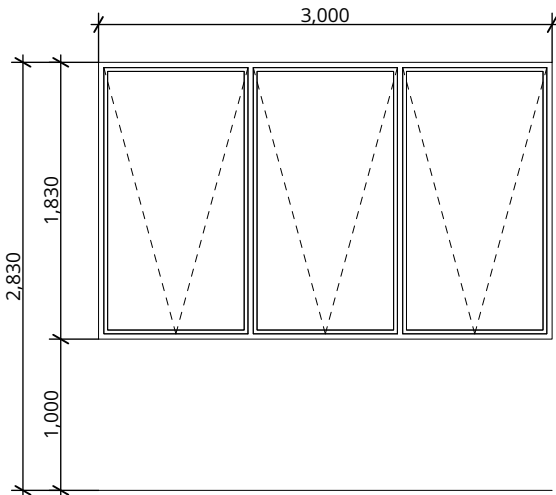
-: 1W05, 2W01



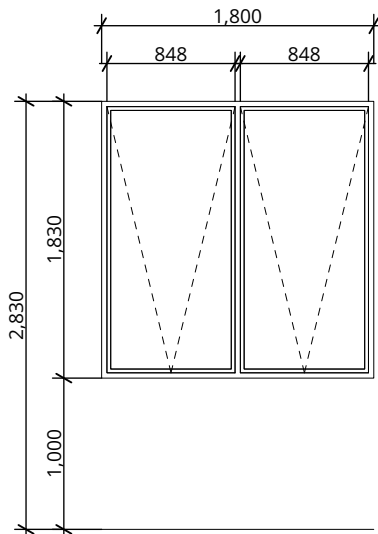
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-: 1W08, 2W07, 3W08



-: 1W10, 1W29, 2W09, 3W10, 4W04, 4W06, 4W07, 4W15, 5W07, 5W15



-: 1W11, 1W22, 1W23, 2W10, 2W19, 2W20, 3W11, 3W14, 3W15, 4W02, 4W05, 4W08, 5W08

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Accreditation No. 10137
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Version 2025.0

HERA Assessor # 10137		March 2026	CDA Reference: 5442
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261			
Concept Designs Australia			
leanne.cdaus@outlook.com		Ph: 0408864184	
Thermal Performance Specifications			
Windows	Glass and frame type	U Value	SHGC Details
AWS-007-002	Aluminium framed single clear	6.45	0.64 Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W03, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09
AWS-008-007	Aluminium framed single clear	6.30	0.76 Fixed windows – except those below
AWS-008-001	Aluminium framed single clear	6.11	0.55 Louvre windows
AWS-018-021	Aluminium framed single low e	4.44	0.47 Hinged doors
AWS-008-008	Aluminium framed single low e	4.47	0.64 Fixed windows
4W03, 4G001, 5W03, 5G001, 6G002,			
AWS-007-028	Aluminium framed single low e	4.92	0.54 Awning windows – all remaining except 3W10
AWS-011-026	Aluminium framed single low e	4.37	0.60 Sliding doors – except those below
AWS-008-003	Aluminium framed double low e	3.60	0.52 Awning windows – 3W10
AWS-013-003	Aluminium framed double low e	3.20	0.57 Sliding doors
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G009, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006, DG-Generic-02A	Aluminium framed double clear	4.20	0.72 Skylights
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Building and acoustic regulations.			

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E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

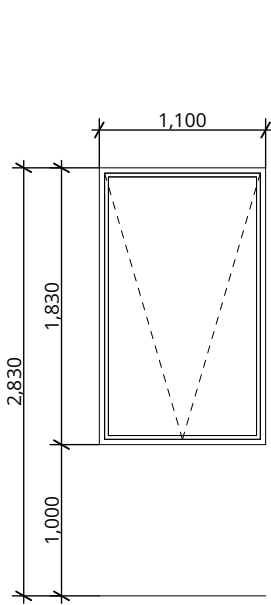
DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 01

PROJECT NO.
2024-055

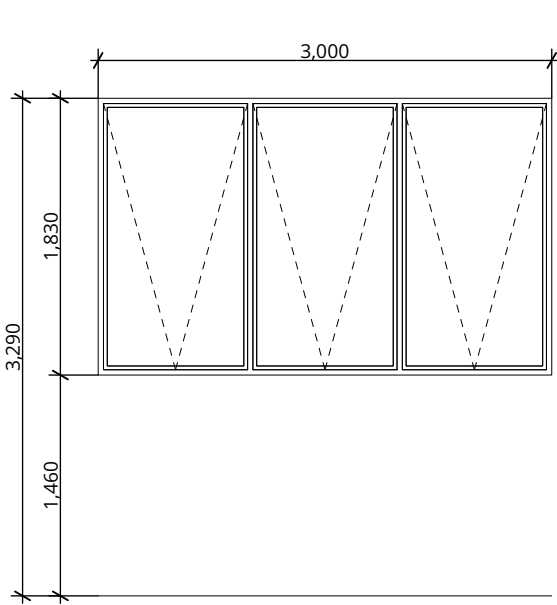
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD510
ISSUE NO. F
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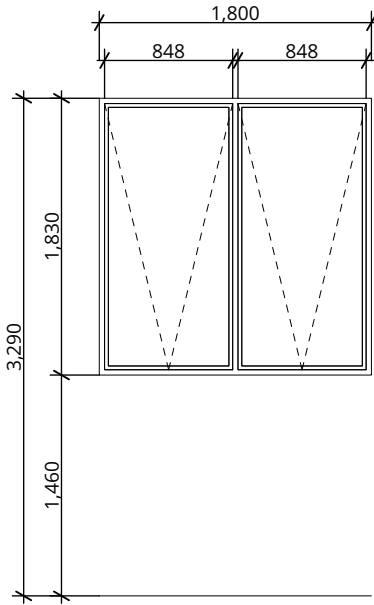




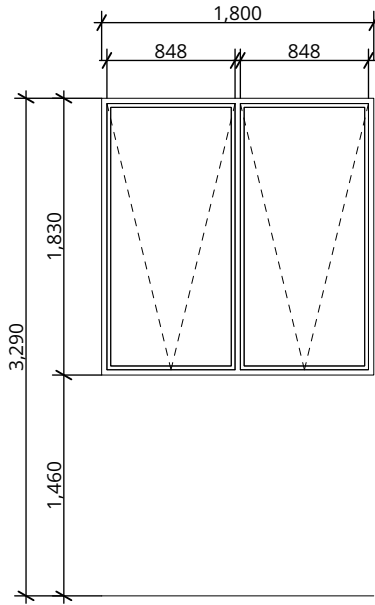
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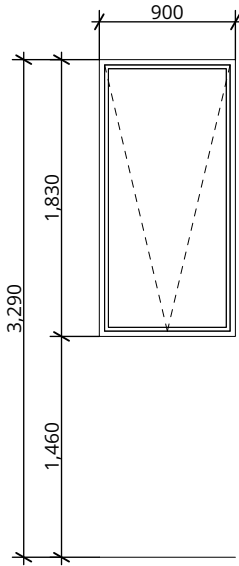
-: 1W13, 2W12



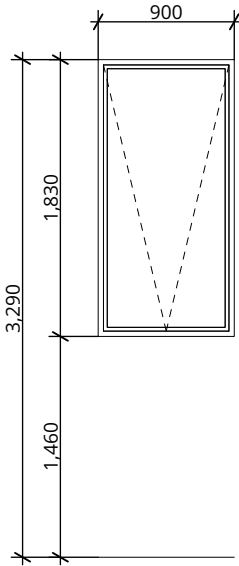
-: 1W14, 1W20, 2W13



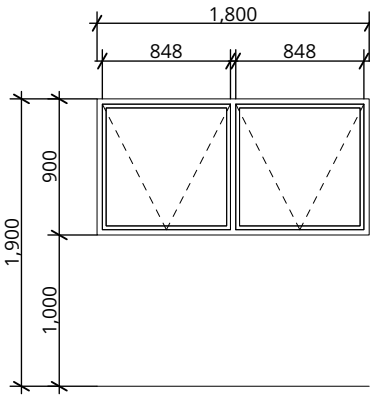
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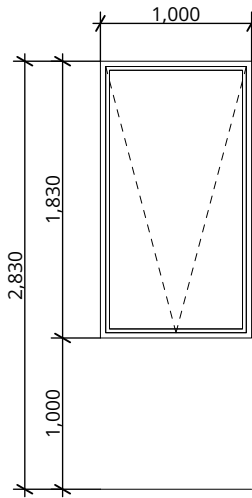
-: 1W16, 1W18, 2W16,
2W17



-: 1W17, 1W19, 2W14,
2W15



-: 1W25, 2W22, 3W17



-: 1W26, 2W23, 3W18

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P:\2024\2024-055 PLH Ashton\02 Drawings\02_b Working Files
1\2024-055_PLH Ashton_260326_DA FINAL.pln

**Certificate No. 0012857840**
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Assessor name Leanne Houseman
Accreditation No. 10137
Property Address 23-25 Ashton Avenue, THE
ENTRANCE
NSW,2261
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Version 2025.0

HERA Assessor # 10137		March 2026		CDA Reference: 5442	
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261					
Concept Designs Australia					
leanne.cdau@outlook.com				Ph: 0408864184	
Thermal Performance Specifications					
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-007-002	Aluminium framed single clear	6.45	0.64	Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W03, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09	
AWS-008-007	Aluminium framed single clear	6.30	0.76	Fixed windows – except those below	
AWS-008-001	Aluminium framed single clear	6.11	0.55	Louvre windows	
AWS-018-021	Aluminium framed single low e	4.44	0.47	Hinged doors	
AWS-008-008	Aluminium framed single low e	4.47	0.64	Fixed windows	
AWS-007-028	Aluminium framed single low e	4.92	0.54	Awning windows – all remaining except 3W10	
AWS-011-026	Aluminium framed single low e	4.37	0.60	Sliding doors – except those below	
AWS-008-003	Aluminium framed double low e	3.60	0.52	Awning windows – 3W10	
AWS-013-003	Aluminium framed double low e	3.20	0.57	Sliding doors	
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G009, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006, DG-Generic-02A	Aluminium framed double clear	4.20	0.72	Skylights	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Building and acoustic regulations.					

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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 02

PROJECT NO.
2024-055

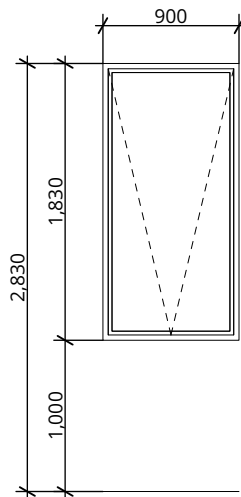
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
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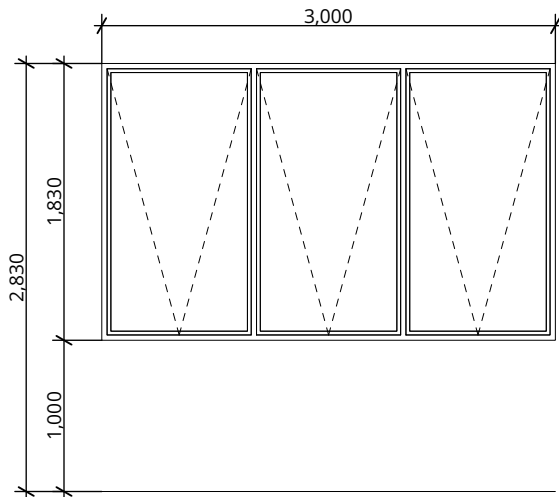
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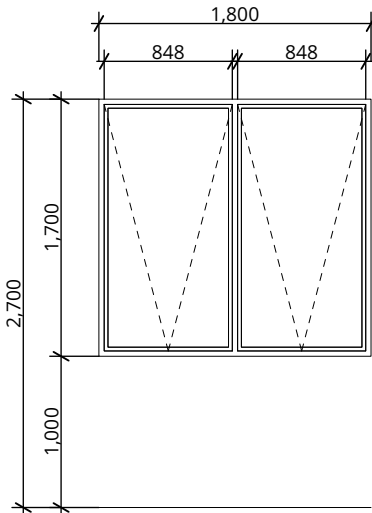




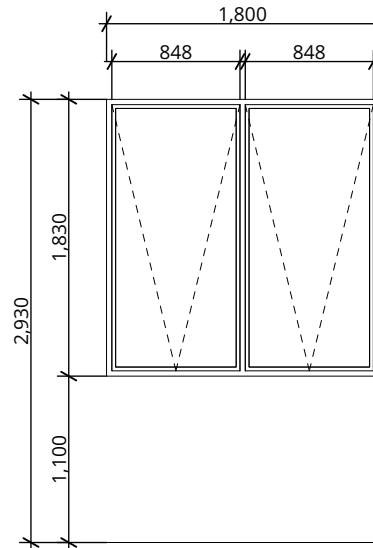
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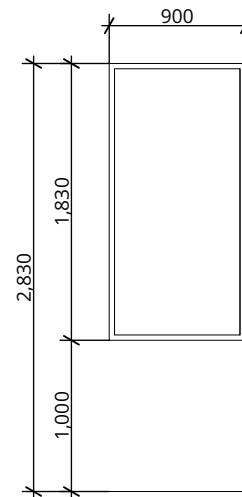
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4W14, 5W06, 5W13,
5W14



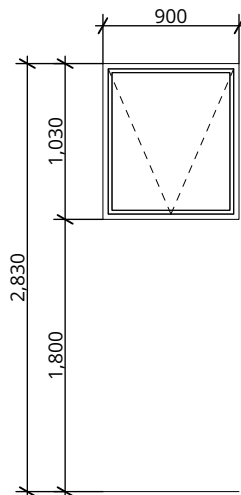
-: 3W13



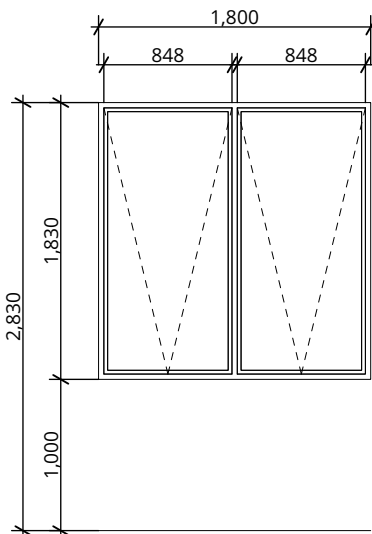
-: 4W01



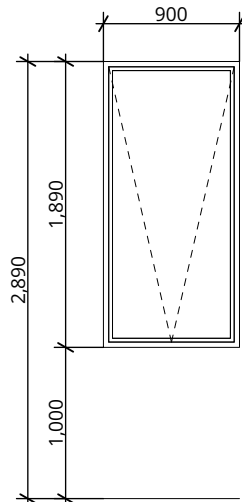
-: 4W03



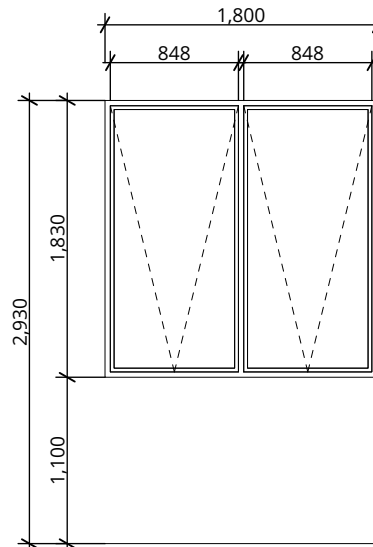
-: 4W10, 5W10



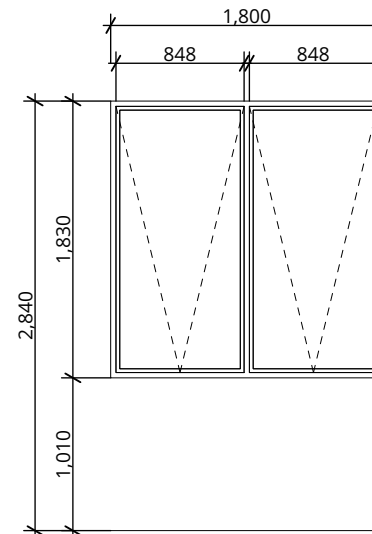
-: 4W17, 4W18, 5W17,
5W18



-: 4W19



-: 5W01



-: 5W02

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Assessor name

Leanne Houseman

Accreditation No.

10137

Property Address

23-25 Ashton Avenue, THE ENTRANCE
NSW, 2261

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Version 2025.0



HERA Assessor # 10137		March 2026		CDA Reference: 5442	
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261					
Concept Designs Australia					
leanne.cdaus@outlook.com				Ph: 0408864184	
Thermal Performance Specifications					
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-007-002	Aluminium framed single clear	6.45	0.64	Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W06, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09	
AWS-068-007	Aluminium framed single clear	6.30	0.76	Fixed windows – except those below	
AWS-068-001	Aluminium framed single clear	6.11	0.55	Louvre windows	
AWS-018-021	Aluminium framed single low e	4.44	0.47	Hinged doors	
AWS-068-008	Aluminium framed single low e	4.47	0.64	Fixed windows	
AWS-007-028	Aluminium framed single low e	4.92	0.54	Awning windows – all remaining except 3W10	
AWS-011-026	Aluminium framed single low e	4.37	0.60	Sliding doors – except those below	
AWS-008-003	Aluminium framed double low e	3.60	0.52	Awning windows – 3W10	
AWS-013-003	Aluminium framed double low e	3.20	0.57	Sliding doors	
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G009, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006, DG-Genetic-02A	Aluminium framed double clear	4.20	0.72	Skylights	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Building and acoustic regulations.					

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ISSUE	DESCRIPTION	BY	CHK	DATE
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C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 03

PROJECT NO.
2024-055

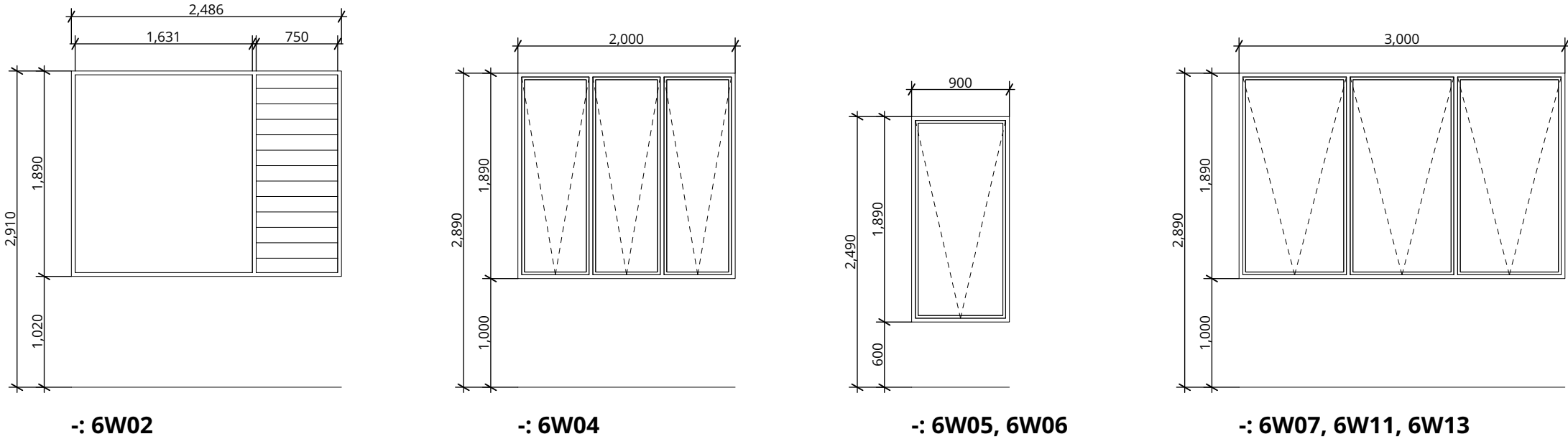
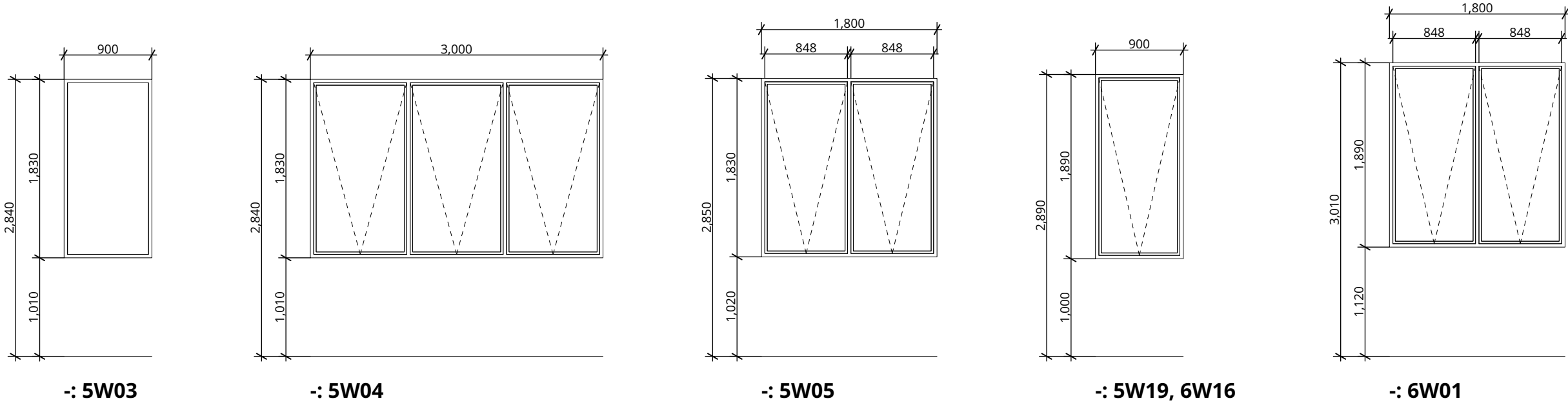
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD512

ISSUE NO.
F

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HERA Assessor # 10137		March 2026		CDA Reference: 5442	
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261					
Concept Designs Australia					
leanne.cdaus@outlook.com				Ph: 0408864184	
Thermal Performance Specifications					
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-007-002	Aluminium framed single clear	6.45	0.64	Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W00, 2W12, 2W14, 2W17, 3W03, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09	
AWS-008-007	Aluminium framed single clear	6.30	0.76	Fixed windows – except those below	
AWS-008-001	Aluminium framed single clear	6.11	0.55	Louvre windows	
AWS-018-021	Aluminium framed single low e	4.44	0.47	Hinged doors	
AWS-008-008	Aluminium framed single low e	4.47	0.64	Fixed windows	
4W03, 4G001, 5W03, 5G001, 5G002,					
AWS-007-028	Aluminium framed single low e	4.92	0.54	Awning windows – all remaining except 3W10	
AWS-011-026	Aluminium framed single low e	4.37	0.60	Sliding doors – except those below	
AWS-008-003	Aluminium framed double low e	3.60	0.52	Awning windows – 3W10	
AWS-013-003	Aluminium framed double low e	3.20	0.57	Sliding doors	
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G009, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006,					
DG-Generic-02A	Aluminium framed double clear	4.20	0.72	Skylights	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Building and acoustic regulations.					

**Certificate No. 0012857840**

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Assessor name Leanne Houseman

Accreditation No. 10137

Property Address 23-25 Ashton Avenue, THE ENTRANCE NSW, 2261

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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

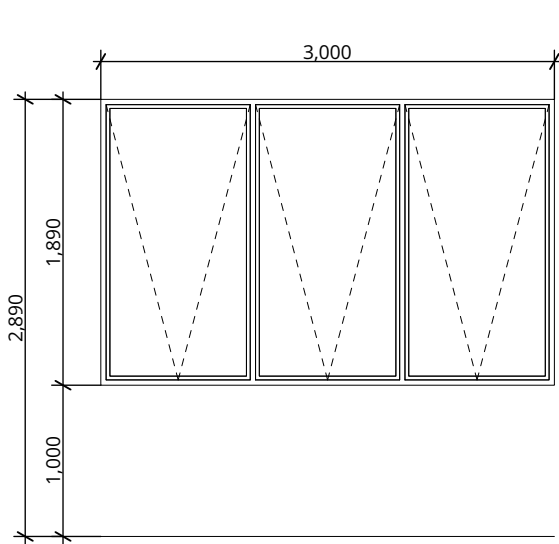
DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 04

PROJECT NO.
2024-055

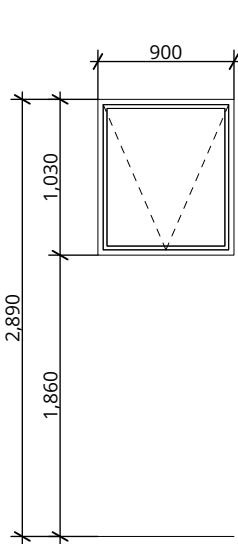
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD513
ISSUE NO. F
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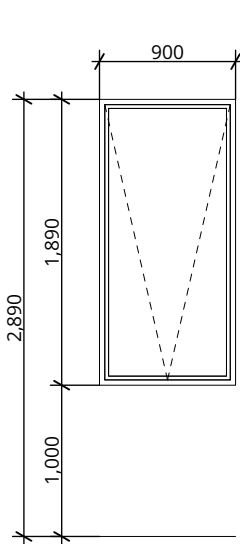




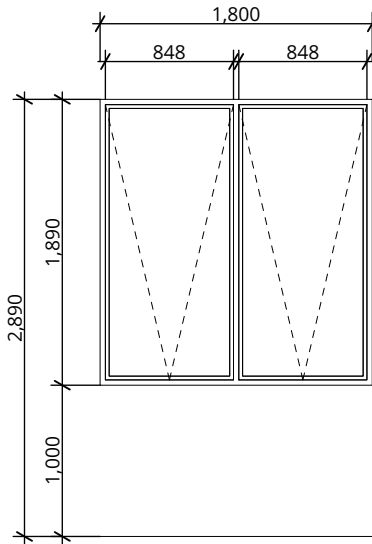
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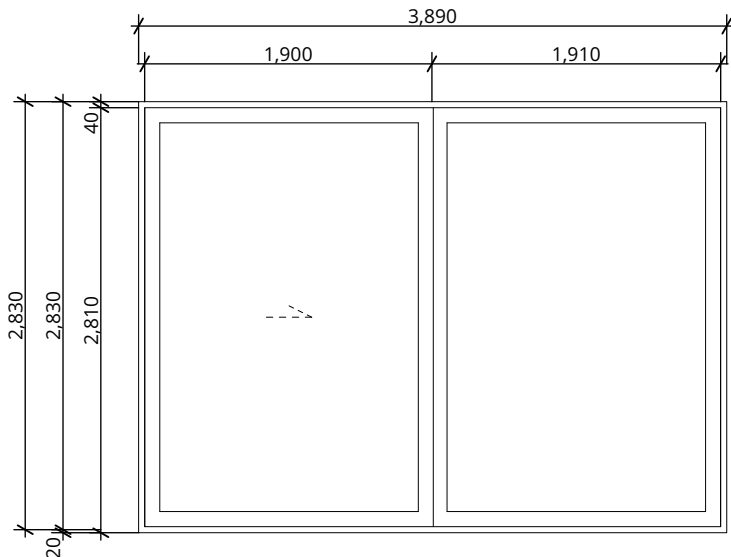
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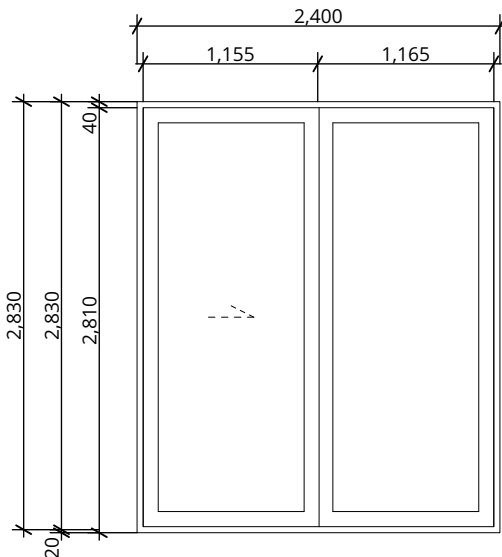
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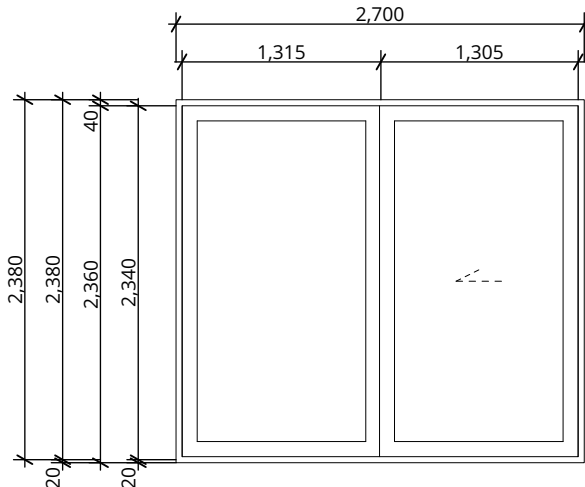
-: 6W15



1GD01, 2GD01, 3GD01



1GD02, 1GD03,
2GD02, 2GD03,
3GD02, 3GD03



1GD04, 2GD04,
3GD04, 4GD03, 5GD03

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Leanne Houseman

10137

23-25 Ashton Avenue, THE ENTRANCE NSW, 2261



Version 2025.0

HERA Assessor # 10137		March 2026		CDA Reference: 5442	
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261					
Concept Designs Australia					
leanne.cdaus@outlook.com				Ph: 0408864184	
Thermal Performance Specifications					
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-007-002	Aluminium framed single clear	6.45	0.64	Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09	
AWS-008-007	Aluminium framed single clear	6.30	0.76	Fixed windows – except those below	
AWS-008-001	Aluminium framed single clear	6.11	0.55	Louvre windows	
AWS-018-021	Aluminium framed single low e	4.44	0.47	Hinged doors	
AWS-008-008	Aluminium framed single low e	4.47	0.64	Fixed windows	
4W03, 4G001, 5W03, 5G001, 6G002,					
AWS-007-020	Aluminium framed single low e	4.92	0.54	Awning windows – all remaining except 3W10	
AWS-011-026	Aluminium framed single low e	4.37	0.60	Sliding doors – except those below	
AWS-008-003	Aluminium framed double low e	3.60	0.52	Awning windows – 3W10	
AWS-013-003	Aluminium framed double low e	3.20	0.57	Sliding doors	
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G009, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006,					
DG-Generic-02A	Aluminium framed double clear	4.20	0.72	Skylights	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Building and acoustic regulations.					

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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 05

PROJECT NO.
2024-055

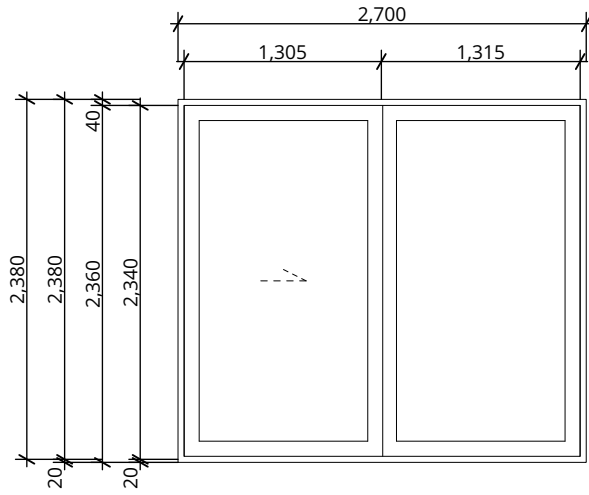
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD514

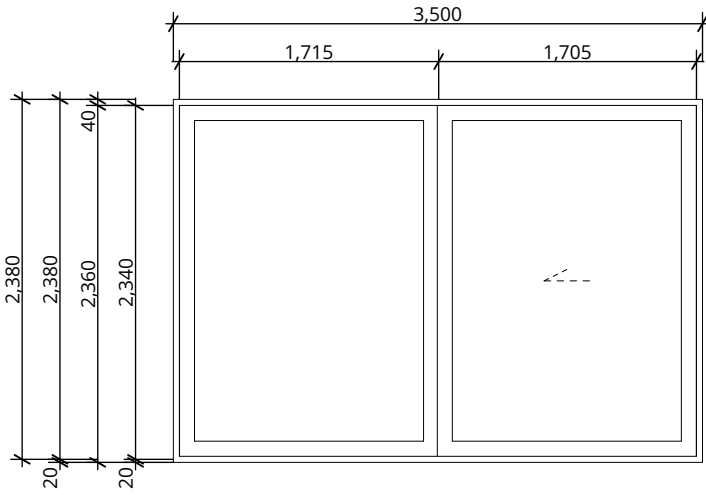
ISSUE NO.
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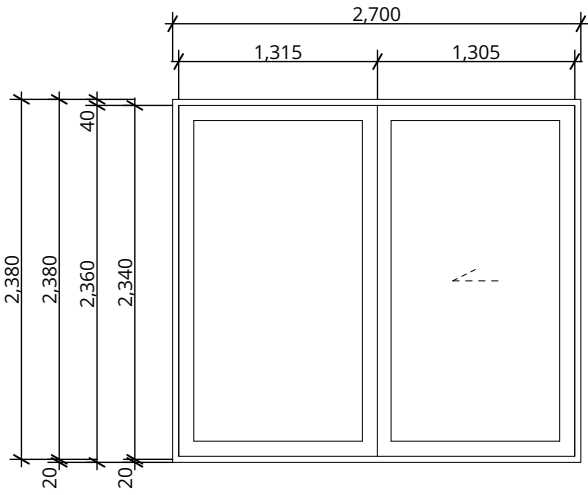




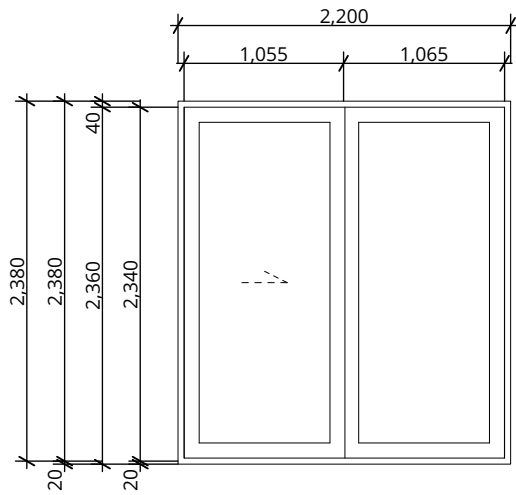
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3GD05, 4GD02, 5GD02



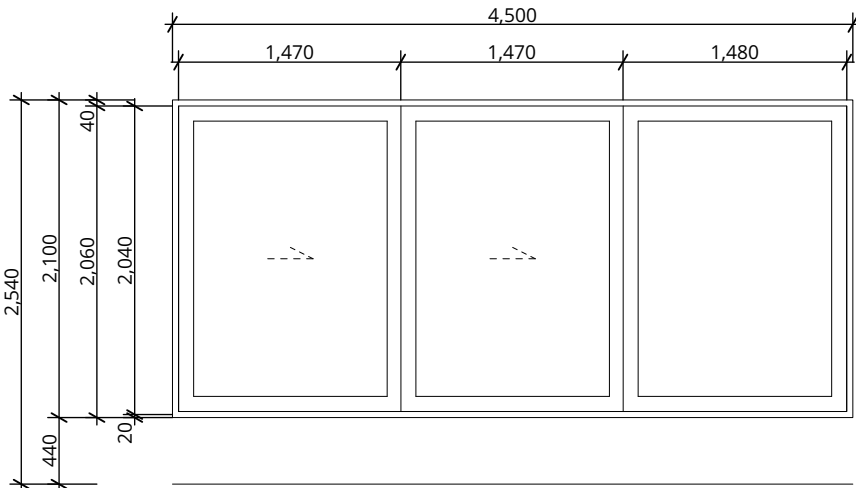
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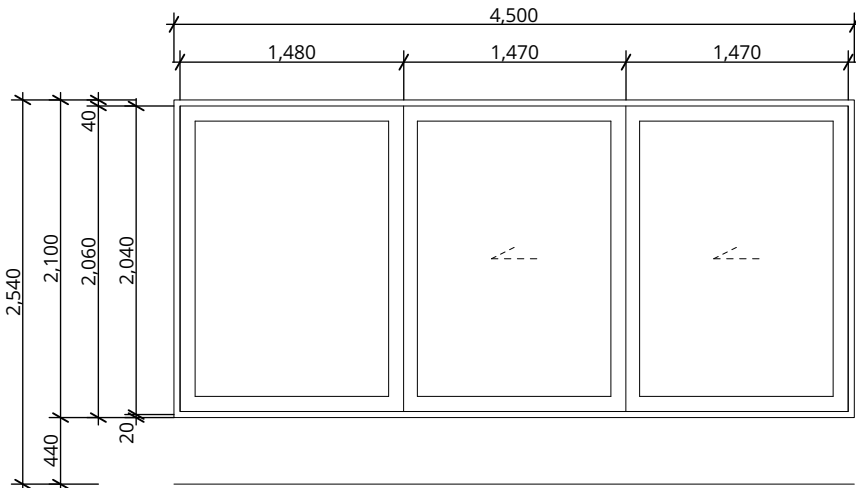
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3GD08, 4GD06, 5GD06



1GD09, 2GD09



1GD10, 2GD10

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**Certificate No. 0012857840**

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Assessor name Leanne Houseman

Accreditation No. 10137

Property Address 23-25 Ashton Avenue, THE ENTRANCE NSW, 2261

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Version 2025.0

HERA Assessor # 10137		March 2026	CDA Reference: 5442
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261			
Concept Designs Australia			
leanne.cdaus@outlook.com		Ph: 0408864184	
Thermal Performance Specifications			
Windows	Glass and frame type	U Value	SHGC Details
AWS-007-002	Aluminium framed single clear	6.45	0.64 Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09
AWS-008-007	Aluminium framed single clear	6.30	0.76 Fixed windows – except those below
AWS-008-001	Aluminium framed single clear	6.11	0.55 Louvre windows
AWS-018-021	Aluminium framed single low e	4.44	0.47 Hinged doors
AWS-008-008	Aluminium framed single low e	4.47	0.64 Fixed windows
AWS-007-028	Aluminium framed single low e	4.92	0.54 Awning windows – all remaining except 3W10
AWS-011-026	Aluminium framed single low e	4.37	0.60 Sliding doors – except those below
AWS-008-003	Aluminium framed double low e	3.60	0.52 Awning windows – 3W10
AWS-013-003	Aluminium framed double low e	3.20	0.57 Sliding doors
1GD04, 1GD06, 1GD08, 2GD04, 2GD06, 2GD08, 3GD08, 3GD06, 4GD04, 4GD06, 5GD04, 5GD06, DG-Generic-02A	Aluminium framed double clear	4.20	0.72 Skylights
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bufile and acoustic regulations.			

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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

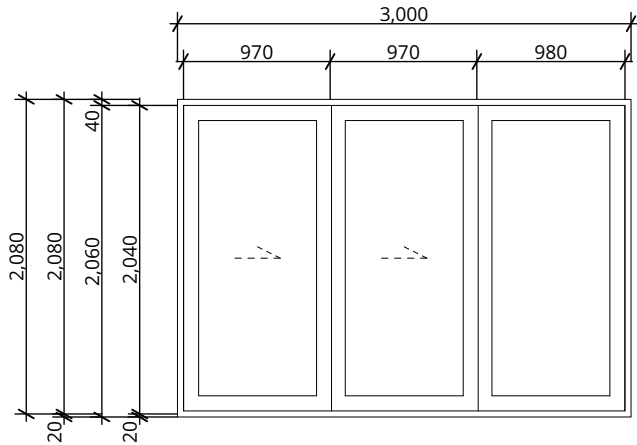
DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 06

PROJECT NO.
2024-055

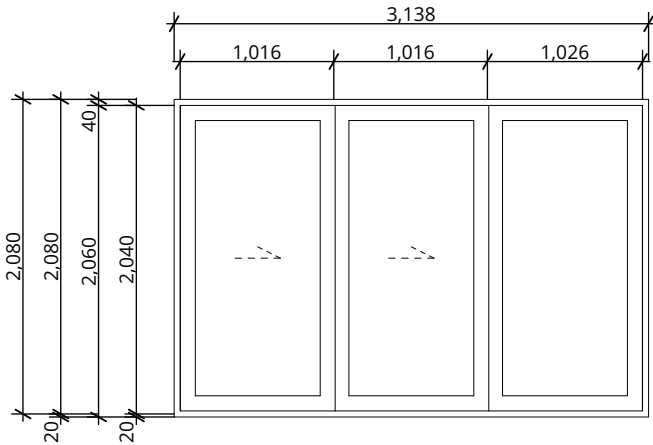
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD515
ISSUE NO. F
SCALE 1:50@A3

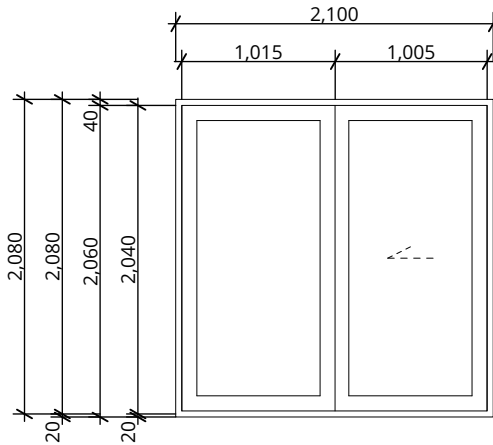




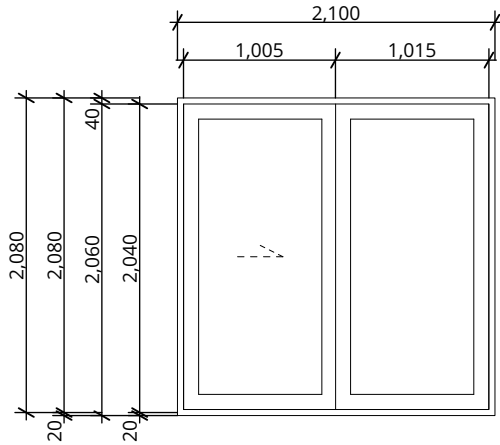
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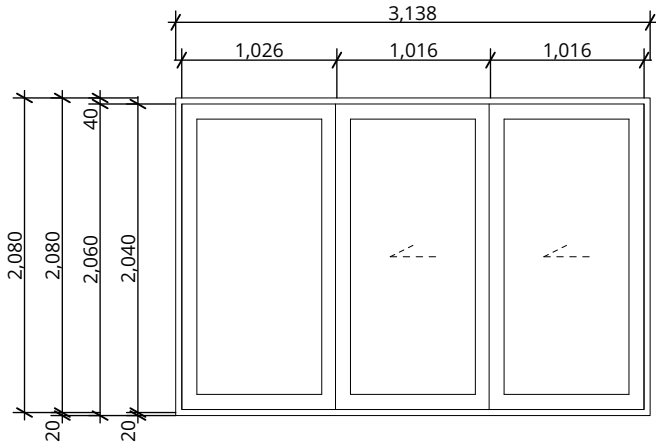
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2GD13, 2GD17,
3GD10, 3GD14



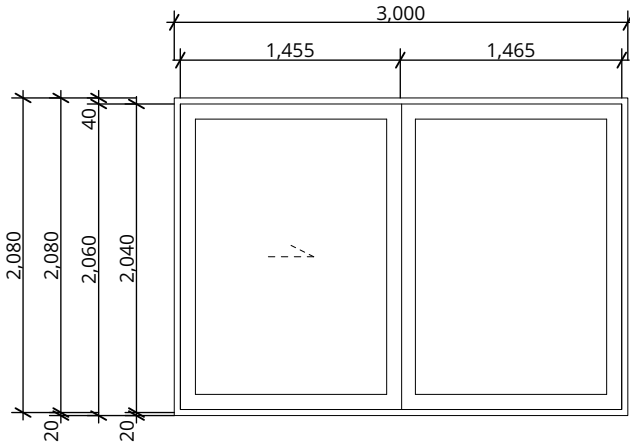
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2GD14, 2GD18,
3GD11, 3GD15



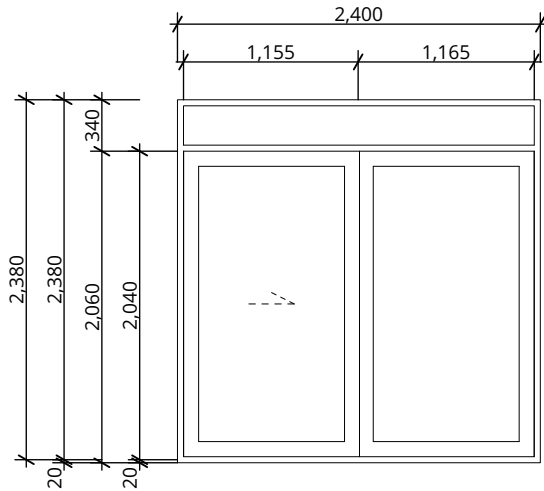
1GD14, 2GD15, 3GD12



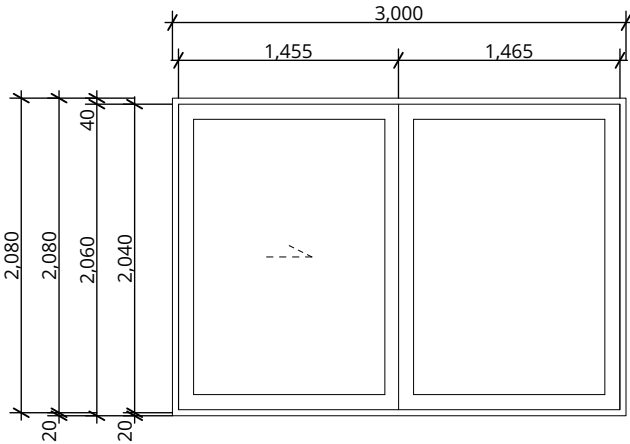
1GD15, 2GD16, 3GD13



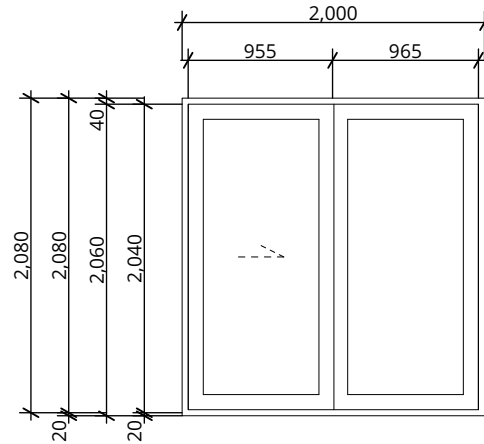
3GD09



4GD01, 5GD01



4GD07, 5GD07



4GD08, 5GD08

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**Certificate No. 0012857840**
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Assessor name Leanne Houseman
Accreditation No. 10137
Property Address 23-25 Ashton Avenue,THE ENTRANCE NSW,2261
hstar.com.au/QR/Generate?p=MzGBkqZrO


Version 2025.0

HERA Assessor # 10137		March 2026	CDA Reference: 5442
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261			
Concept Designs Australia			
leanne.cdaus@outlook.com		Ph: 0408864184	
Thermal Performance Specifications			
Windows	Glass and frame type	U Value	SHGC Details
AWS-007-002	Aluminium framed single clear	6.45	0.64 Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09
AWS-008-007	Aluminium framed single clear	6.30	0.76 Fixed windows – except those below
AWS-008-001	Aluminium framed single clear	6.11	0.55 Louvre windows
AWS-018-021	Aluminium framed single low e	4.44	0.47 Hinged doors
AWS-008-008	Aluminium framed single low e	4.47	0.64 Fixed windows
AWS-007-020	Aluminium framed single low e	4.92	0.54 Awning windows – all remaining except 3W10
AWS-011-026	Aluminium framed single low e	4.37	0.60 Sliding doors – except those below
AWS-008-003	Aluminium framed double low e	3.60	0.52 Awning windows – 3W10
AWS-013-003	Aluminium framed double low e	3.20	0.57 Sliding doors
1GD04, 1GD06, 1GD08, 2GD04, 2GD06, 2GD08, 3GD04, 3GD06, 3GD08, 4GD04, 4GD06, 5GD04, 5GD06, DG-Generic-02A	Aluminium framed double clear	4.20	0.72 Skylights
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Building and acoustic regulations.			

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A SUITE 1, LEVEL 1, 187 UNION ST, THE JUNCTION NSW 2291
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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

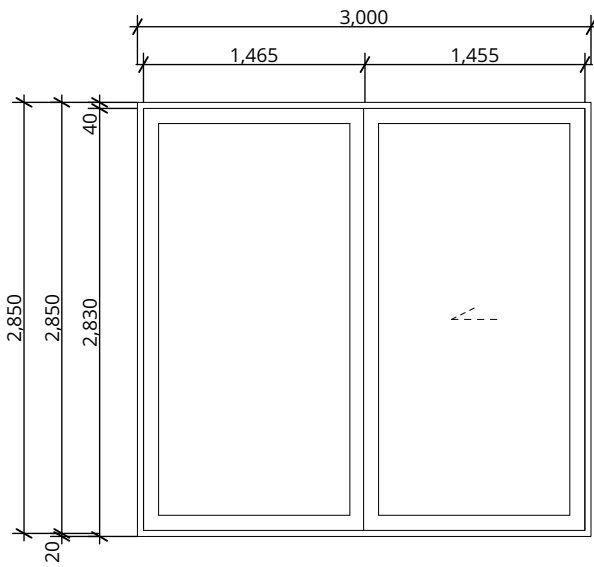
DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 07

PROJECT NO.
2024-055

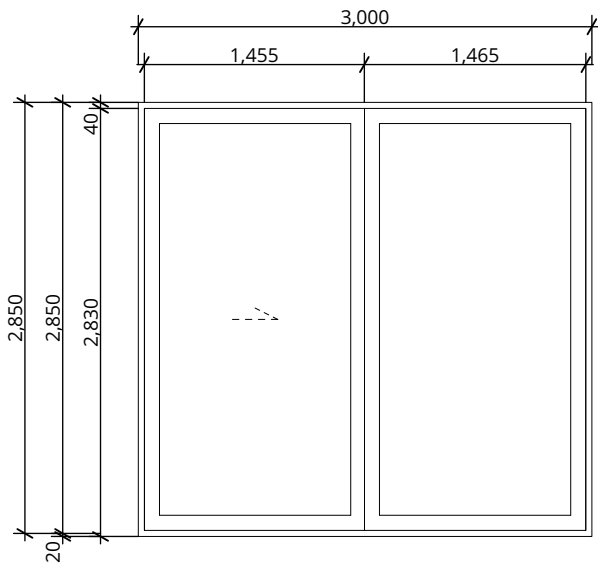
LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD516
ISSUE NO. F
SCALE 1:50@A3

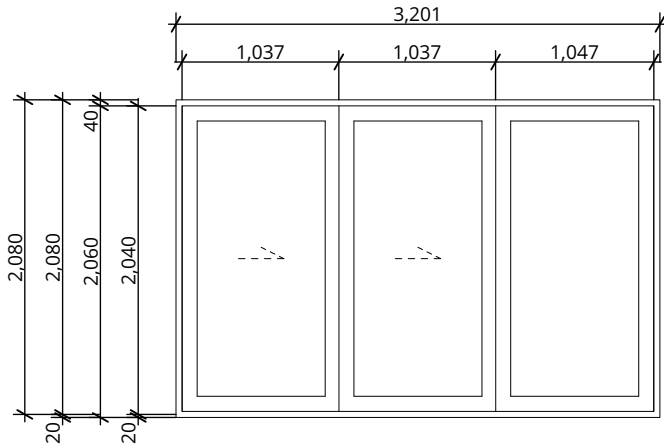




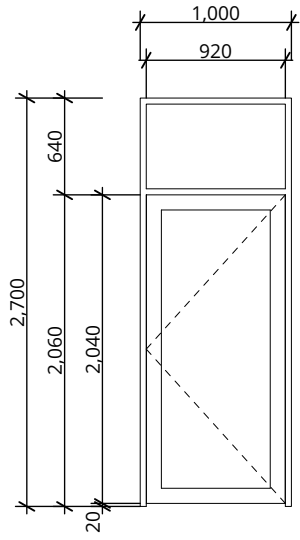
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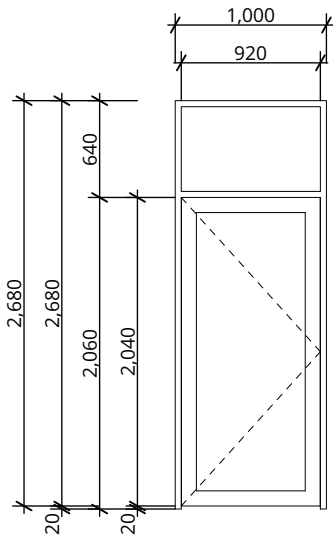
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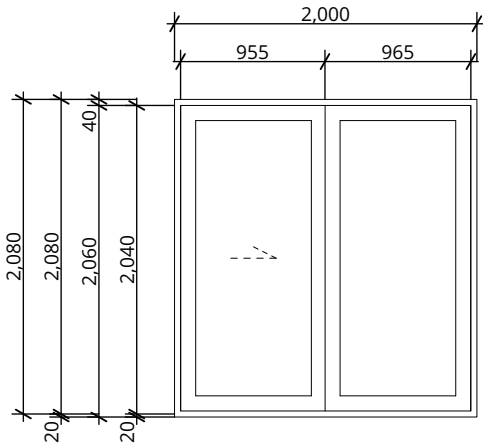
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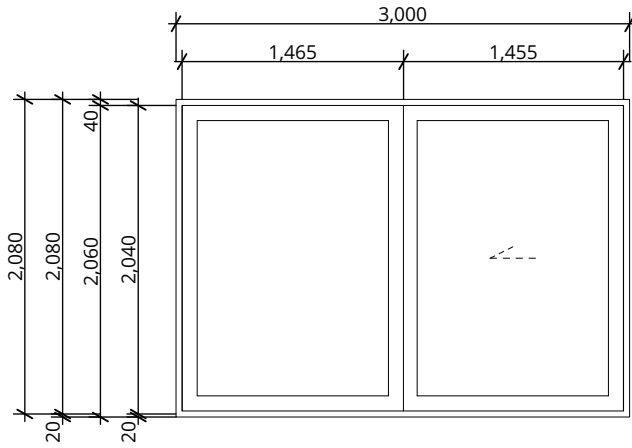
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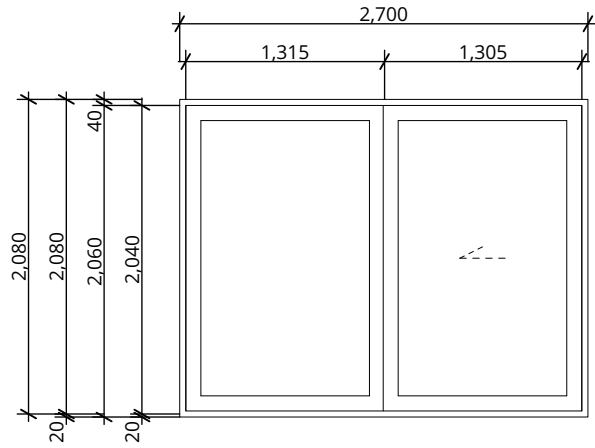
6GD02



6GD03



6GD04



6GD05

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Assessor name

Accreditation No.

Property Address

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Leanne Houseman

10137

23-25 Ashton Avenue,THE ENTRANCE NSW,2261

Version 2025.0

HERA Assessor # 10137		March 2026	CDA Reference: 5442
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261			
Concept Designs Australia			
leanne.cdaus@outlook.com			Ph: 0408864184
Thermal Performance Specifications			
Windows	Glass and frame type	U Value	SHGC Details
AWS-007-002	Aluminium framed single clear	6.45	0.64 Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09
AWS-568-007	Aluminium framed single clear	6.30	0.76 Fixed windows – except those below
AWS-568-001	Aluminium framed single clear	6.11	0.55 Louvre windows
AWS-018-021	Aluminium framed single low e	4.44	0.47 Hinged doors
AWS-068-008	Aluminium framed single low e	4.47	0.64 Fixed windows
AWS-400-001	5W03, 5G001, 6G002, 6G004	4.92	0.54 Awning windows – all remaining except 3W10
AWS-007-028	Aluminium framed single low e	4.37	0.60 Sliding doors – except those below
AWS-011-026	Aluminium framed single low e	3.60	0.52 Awning windows – 3W10
AWS-008-003	Aluminium framed double low e	3.20	0.57 Sliding doors
AWS-013-003	Aluminium framed double low e	4.20	0.72 Skylights
1G004, 1G006, 1G008, 2G004, 2G006, 2G008, 2G009, 3G006, 3G008, 4G004, 4G006, 5G004, 5G006, 6G004, 6G006, 7G004, 7G06, 8G004, 8G06, 9G004, 9G06, 10G04, 10G06, 11G04, 11G06, 12G04, 12G06, 13G04, 13G06, 14G04, 14G06, 15G04, 15G06, 16G04, 16G06, 17G04, 17G06, 18G04, 18G06, 19G04, 19G06, 20G04, 20G06, 21G04, 21G06, 22G04, 22G06, 23G04, 23G06, 24G04, 24G06, 25G04, 25G06, 26G04, 26G06, 27G04, 27G06, 28G04, 28G06, 29G04, 29G06, 30G04, 30G06, 31G04, 31G06, 32G04, 32G06, 33G04, 33G06, 34G04, 34G06, 35G04, 35G06, 36G04, 36G06, 37G04, 37G06, 38G04, 38G06, 39G04, 39G06, 40G04, 40G06, 41G04, 41G06, 42G04, 42G06, 43G04, 43G06, 44G04, 44G06, 45G04, 45G06, 46G04, 46G06, 47G04, 47G06, 48G04, 48G06, 49G04, 49G06, 50G04, 50G06, 51G04, 51G06, 52G04, 52G06, 53G04, 53G06, 54G04, 54G06, 55G04, 55G06, 56G04, 56G06, 57G04, 57G06, 58G04, 58G06, 59G04, 59G06, 60G04, 60G06, 61G04, 61G06, 62G04, 62G06, 63G04, 63G06, 64G04, 64G06, 65G04, 65G06, 66G04, 66G06, 67G04, 67G06, 68G04, 68G06, 69G04, 69G06, 70G04, 70G06, 71G04, 71G06, 72G04, 72G06, 73G04, 73G06, 74G04, 74G06, 75G04, 75G06, 76G04, 76G06, 77G04, 77G06, 78G04, 78G06, 79G04, 79G06, 80G04, 80G06, 81G04, 81G06, 82G04, 82G06, 83G04, 83G06, 84G04, 84G06, 85G04, 85G06, 86G04, 86G06, 87G04, 87G06, 88G04, 88G06, 89G04, 89G06, 90G04, 90G06, 91G04, 91G06, 92G04, 92G06, 93G04, 93G06, 94G04, 94G06, 95G04, 95G06, 96G04, 96G06, 97G04, 97G06, 98G04, 98G06, 99G04, 99G06, 100G04, 100G06			
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Building and acoustic regulations.			

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ISSUE	DESCRIPTION	BY	CHK	DATE
B	COORDINATION	AH	AH	23/01/2026
C	FOR APPROVAL	RM		4/03/2026
D	FOR APPROVAL	AH	AH	18/03/2026
E	FOR APPROVAL	JC	JC	26/03/2026
F	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

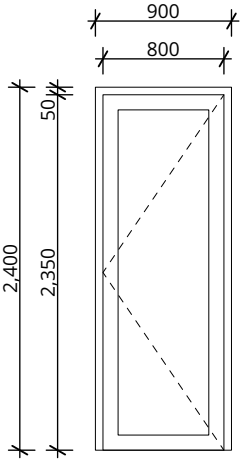
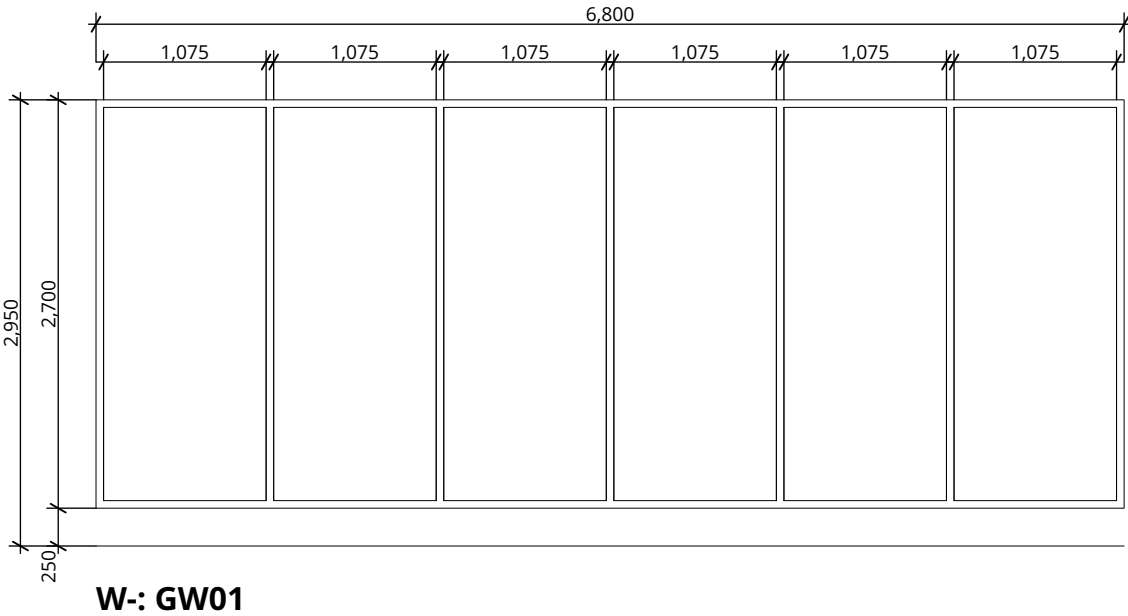
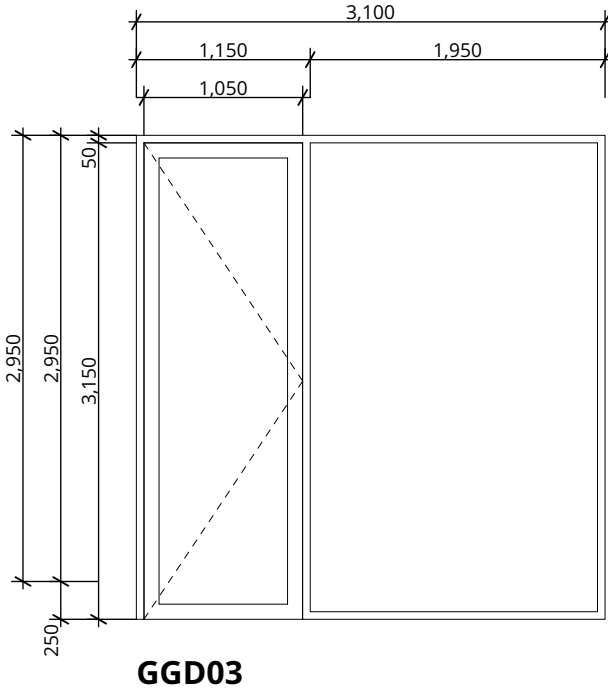
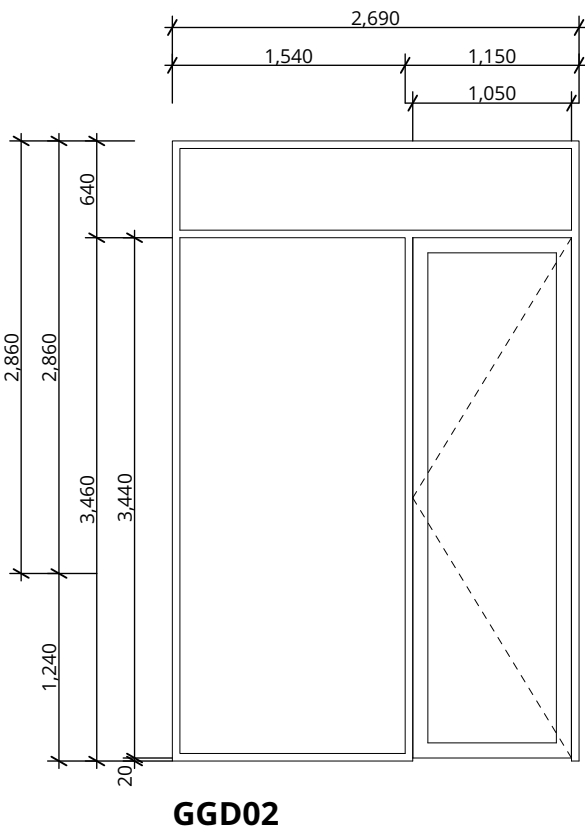
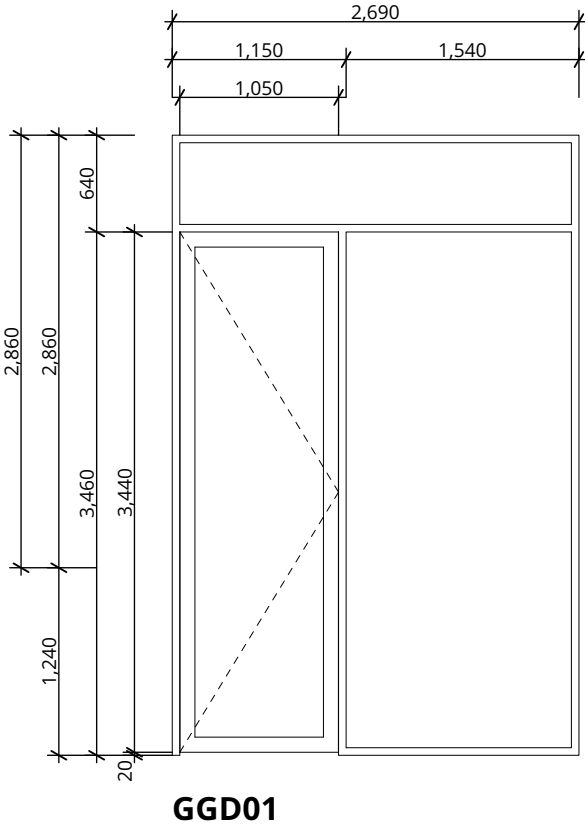
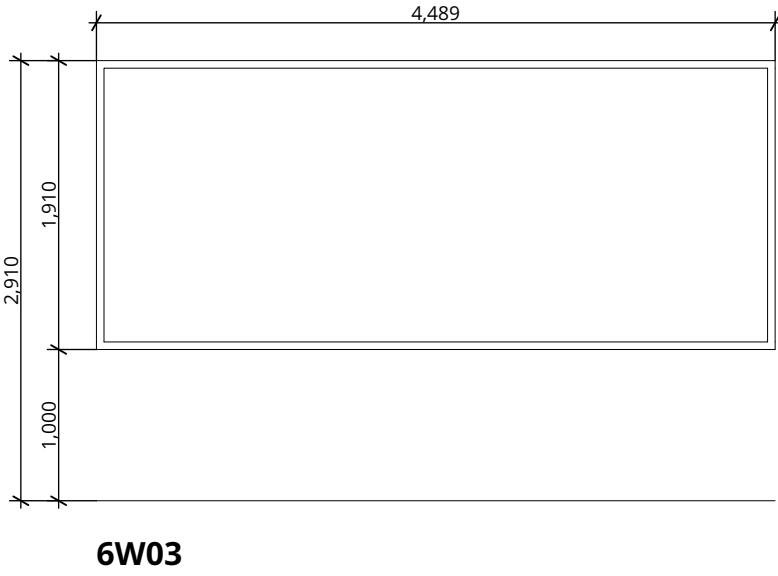
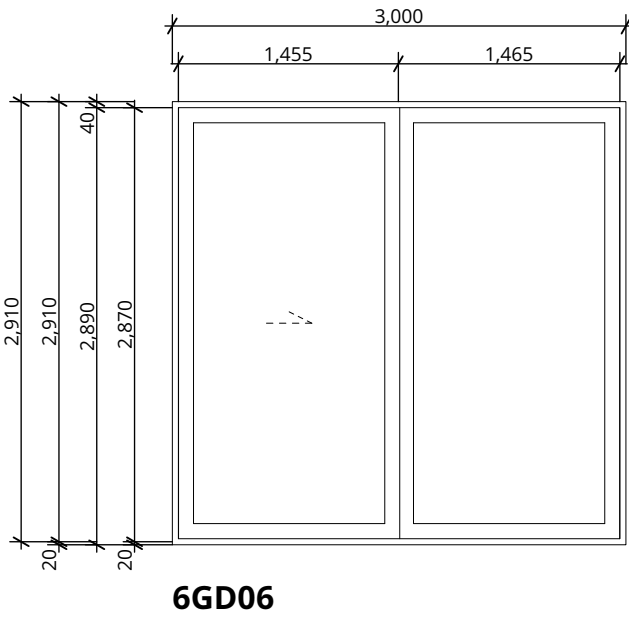
DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 08

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD517
ISSUE NO. F
SCALE 1:50@A3





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HERA Assessor # 10137		March 2026		CDA Reference: 5442	
PLH Ashton – 23-25 Ashton Avenue THE ENTRANCE NSW 2261					
Concept Designs Australia					
leanne.cdaus@outlook.com				Ph: 0408864184	
Thermal Performance Specifications					
Windows	Glass and frame type	U Value	SHGC	Details	
AWS-007-002	Aluminium framed single clear	6.45	0.64	Awning windows – 1W01, 1W07, 1W13, 1W16, 1W19, 2W01, 2W08, 2W12, 2W14, 2W17, 3W01, 3W07, 3W13, 4W01, 5W01, 6W01, 6W09	
AWS-008-007	Aluminium framed single clear	6.30	0.76	Fixed windows – except those below	
AWS-008-001	Aluminium framed single clear	6.11	0.55	Louvre windows	
AWS-018-021	Aluminium framed single low e	4.44	0.47	Hinged doors	
AWS-008-008	Aluminium framed single low e	4.47	0.64	Fixed windows	
AWS-007-001, 5W03, 5GD01, 5GD02, 5W10					
AWS-007-028	Aluminium framed single low e	4.92	0.54	Awning windows – all remaining except 3W10	
AWS-011-026	Aluminium framed single low e	4.37	0.60	Sliding doors – except those below	
AWS-008-003	Aluminium framed double low e	3.60	0.52	Awning windows – 3W10	
AWS-013-003	Aluminium framed double low e	3.20	0.57	Sliding doors	
1GD04, 1GD06, 1GD08, 2GD04, 2GD06, 2GD08, 3GD06, 3GD08, 4GD04, 4GD06, 5GD04, 5GD06, 5GD08, 6GD04, 6GD06, 6GD08, 7GD04, 7GD06, 7GD08, 8GD04, 8GD06, 8GD08, 9GD04, 9GD06, 9GD08, 10GD04, 10GD06, 10GD08, 11GD04, 11GD06, 11GD08, 12GD04, 12GD06, 12GD08, 13GD04, 13GD06, 13GD08, 14GD04, 14GD06, 14GD08, 15GD04, 15GD06, 15GD08, 16GD04, 16GD06, 16GD08, 17GD04, 17GD06, 17GD08, 18GD04, 18GD06, 18GD08, 19GD04, 19GD06, 19GD08, 20GD04, 20GD06, 20GD08, 21GD04, 21GD06, 21GD08, 22GD04, 22GD06, 22GD08, 23GD04, 23GD06, 23GD08, 24GD04, 24GD06, 24GD08, 25GD04, 25GD06, 25GD08, 26GD04, 26GD06, 26GD08, 27GD04, 27GD06, 27GD08, 28GD04, 28GD06, 28GD08, 29GD04, 29GD06, 29GD08, 30GD04, 30GD06, 30GD08, 31GD04, 31GD06, 31GD08, 32GD04, 32GD06, 32GD08, 33GD04, 33GD06, 33GD08, 34GD04, 34GD06, 34GD08, 35GD04, 35GD06, 35GD08, 36GD04, 36GD06, 36GD08, 37GD04, 37GD06, 37GD08, 38GD04, 38GD06, 38GD08, 39GD04, 39GD06, 39GD08, 40GD04, 40GD06, 40GD08, 41GD04, 41GD06, 41GD08, 42GD04, 42GD06, 42GD08, 43GD04, 43GD06, 43GD08, 44GD04, 44GD06, 44GD08, 45GD04, 45GD06, 45GD08, 46GD04, 46GD06, 46GD08, 47GD04, 47GD06, 47GD08, 48GD04, 48GD06, 48GD08, 49GD04, 49GD06, 49GD08, 50GD04, 50GD06, 50GD08, 51GD04, 51GD06, 51GD08, 52GD04, 52GD06, 52GD08, 53GD04, 53GD06, 53GD08, 54GD04, 54GD06, 54GD08, 55GD04, 55GD06, 55GD08, 56GD04, 56GD06, 56GD08, 57GD04, 57GD06, 57GD08, 58GD04, 58GD06, 58GD08, 59GD04, 59GD06, 59GD08, 60GD04, 60GD06, 60GD08, 61GD04, 61GD06, 61GD08, 62GD04, 62GD06, 62GD08, 63GD04, 63GD06, 63GD08, 64GD04, 64GD06, 64GD08, 65GD04, 65GD06, 65GD08, 66GD04, 66GD06, 66GD08, 67GD04, 67GD06, 67GD08, 68GD04, 68GD06, 68GD08, 69GD04, 69GD06, 69GD08, 70GD04, 70GD06, 70GD08, 71GD04, 71GD06, 71GD08, 72GD04, 72GD06, 72GD08, 73GD04, 73GD06, 73GD08, 74GD04, 74GD06, 74GD08, 75GD04, 75GD06, 75GD08, 76GD04, 76GD06, 76GD08, 77GD04, 77GD06, 77GD08, 78GD04, 78GD06, 78GD08, 79GD04, 79GD06, 79GD08, 80GD04, 80GD06, 80GD08, 81GD04, 81GD06, 81GD08, 82GD04, 82GD06, 82GD08, 83GD04, 83GD06, 83GD08, 84GD04, 84GD06, 84GD08, 85GD04, 85GD06, 85GD08, 86GD04, 86GD06, 86GD08, 87GD04, 87GD06, 87GD08, 88GD04, 88GD06, 88GD08, 89GD04, 89GD06, 89GD08, 90GD04, 90GD06, 90GD08, 91GD04, 91GD06, 91GD08, 92GD04, 92GD06, 92GD08, 93GD04, 93GD06, 93GD08, 94GD04, 94GD06, 94GD08, 95GD04, 95GD06, 95GD08, 96GD04, 96GD06, 96GD08, 97GD04, 97GD06, 97GD08, 98GD04, 98GD06, 98GD08, 99GD04, 99GD06, 99GD08, 100GD04, 100GD06, 100GD08					
DG-Generic-02A	Aluminium framed double clear	4.20	0.72	Skylights	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.					

**Certificate No. 0012857840**
Scan QR code or follow website link for rating details.

Assessor name Leanne Houseman

Accreditation No. 10137

Property Address 23-25 Ashton Avenue,THE ENTRANCE NSW,2261

hstar.com.au/QR/Generate?p=MzGBkqZrO



Version 2025.0

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E HELLO@SDARCH.COM.AU
A SUITE 1, LEVEL 1, 187 UNION ST, THE JUNCTION NSW 2291
SDARCH.COM.AU

ISSUE	DESCRIPTION	BY	CHK	DATE
A	FOR APPROVAL	JC	JC	26/03/2026
B	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

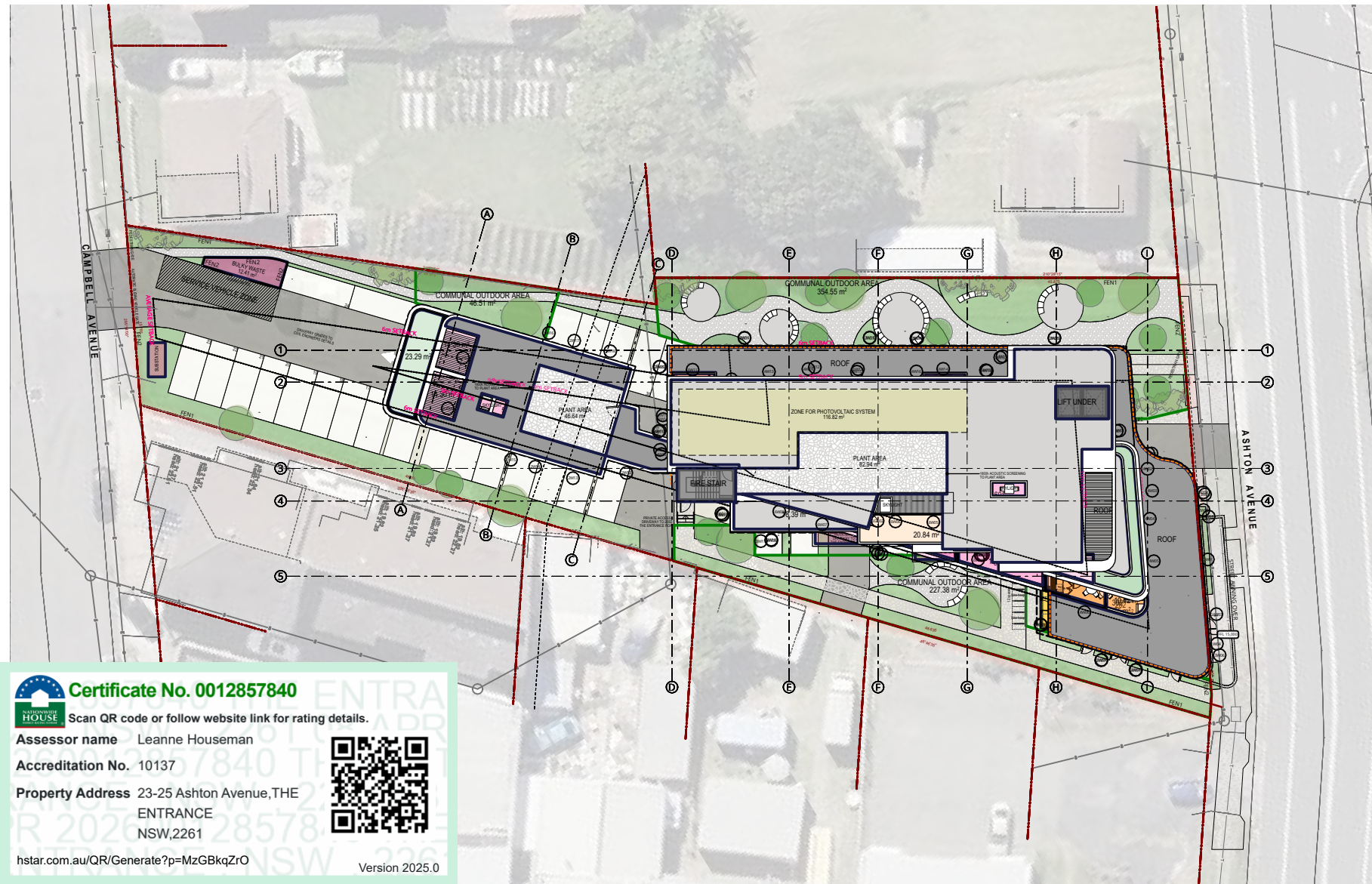
DRAWING
GLAZED DOOR &
WINDOW SCHEDULE 09

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO. DD518
ISSUE NO. B
SCALE 1:50@A3

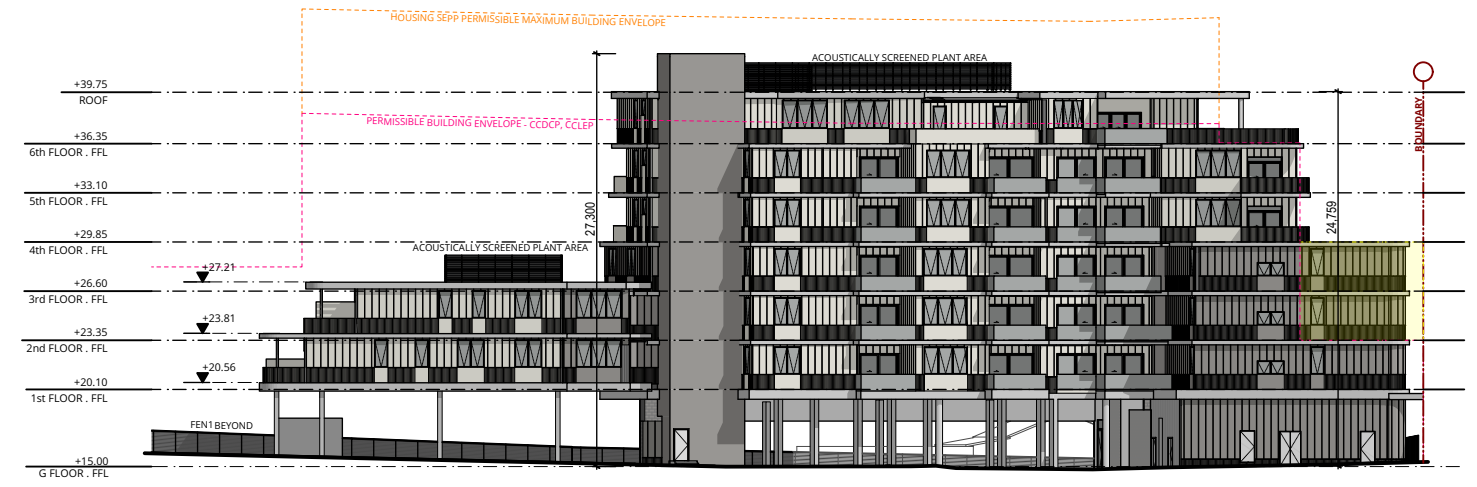




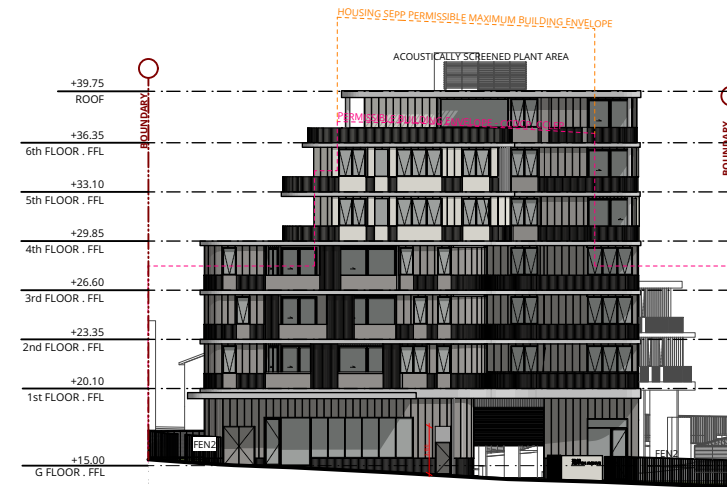
SITE PLAN
1:500



WEST ELEVATION
SCALE 1:500



EAST ELEVATION
SCALE 1:500



NORTH ELEVATION - ASHTON AVENUE
SCALE 1:500



SOUTH ELEVATION - CAMPBELL AVENUE
SCALE 1:500

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P:\2024\2024-055 PLH Ashton\02 Drawings\02_b Working Files \2024-055_PLH Ashton_260326_DA FINAL.pln

LEGEND

- LWC1 - LIGHTWEIGHT CLADDING TYPE 1
- LWC2 - LIGHTWEIGHT CLADDING TYPE 2
- LWC3 - LIGHTWEIGHT CLADDING TYPE 3



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ISSUE	DESCRIPTION	BY	CHK	DATE
C	COORDINATION	AH	AH	23/01/2026
D	FOR APPROVAL	RM		4/03/2026
E	FOR APPROVAL	AH	AH	18/03/2026
F	FOR APPROVAL	JC	JC	26/03/2026
G	FOR APPROVAL	JC	JC	27/03/2026

PROJECT
PLH ASHTON

CLIENT
PACIFIC LINK HOUSING

DRAWING
NOTIFICATION PLAN

PROJECT NO.
2024-055

LOCATION
23-25 ASHTON AVENUE THE ENTRANCE
NSW

DRAWING NO.
DD600

ISSUE NO.
G

SCALE
1:500@A3

